Date Received: _____
Received By: _____
Permit#: _____

THE CITY OF LAKE ELMO

651-747-3900
3880 Laverne Avenue North
Lake Elmo, MN 55042

Ben Hetzel
bhetzel@lakeelmo.org

LAND USE APPLICATION

☐ Comprehensive Plan ☐ Zoning District Amend ☐ Zoning Text Amend ☐ Variance*(see below) ☐ Zoning Appeal

☒ Conditional Use Permit (C.U.P.) ☐ Flood Plain C.U.P. ☐ Interim Use Permit (I.U.P.) ☐ Excavating/Grading

☐ Lot Line Adjustment ☐ Minor Subdivision ☐ Residential Subdivision Sketch/Concept Plan

☐ PUD Concept Plan ☐ PUD Preliminary Plan ☐ PUD Final Plan ☐ Wireless Communications

Applicant: Demontreville Jesuit Retreat House: Fr. Tom Lawler
Address: 8243 Demontreville Trail N.
Phone # 651-777-1311
Email Address: tlawler@jesuits.org

Property Owner: Demontreville Jesuit Retreat House: Fr. Tom Lawler
Address: 8243 Demontreville Trail N.
Phone # 651-777-1311
Email Address: tlawler@jesuits.org

Property Address: 8243 Demontreville Trail N.
PID#: 04.029.21.34.0001, 0002, 0003, 0004

Detailed Reason for Request: The Demontreville Jesuit Retreat House is requesting an amendment to the existing Conditional Use Permit in order to construct a new 10 unit retreat guest house on the property. The intent is to maintain the existing number of retreat guests who attend the property and the number of rooms. Once this structure is complete, renovations in the existing homes will start to reduce the number of retreat guest rooms to improve the guest experience by reducing the number of rooms and adding addition toilet/shower facilities in each building.

*Variance Requests: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows:

As we understand the Municipal Code, no variances will be required to complete this work.

***See attached Narrative for non-checked items

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning ordinance and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

Signature of applicant: _____ Date: 10/14/2022

Signature of property owner: Fr. Tom Lawler, SJ. Date: 10/14/2022

LEO A DALY

PLANNING
ARCHITECTURE
ENGINEERING
INTERIORS

October 26, 2022

City of Lake Elmo
RE: Demontreville Jesuit Retreat House: A New Retreatant House
8243 Demontreville Trail N.
Lake Elmo, MN 55042-9546

To City Planning Staff

2a: Contact Information:

Owner:
Fr. Tom Lawler
DeMontreville Jesuit Retreat House
8243 Demontreville Trail N
Lake Elmo, MN 55402
tlawler@jesuits.org
651-777-1311

Architect:
LEO A DALY
Michael Nelson
730 Second Avenue South
Ste. 1300
Minneapolis, MN 55402
Mrnelson@leoadaly.com
612-341-9521 d 612-414-4570 c

Civil Engineer, Surveyor & Landscaping:
Loucks Associates
Jon Knutson, EIT
73200 Hemlock Ln N #300
Maple Grove, MN 55369
JKnutson@louckinc.com
763-496-6757

Mechanical, Electrical, Plumbing & Structural Engineering:
Paulson & Clark Engineering
John Paul Gille (Representative)
2352 E. County Road J
White Bear Lake, MN 55110
651-407-6056, ext. 207
jpgille@paulsonclark.com

2b: Site Data:
Demontreville Jesuit Retreat House
8243 Demontreville Trail N.
Lake Elmo, 55042-9546

Parcels that constitute the overall site:

04.029.21.24.0002: 3.630 Acres

PT OF SE1/4 OF NW 1/4 BEG AT SE CRN SD 1/4 1/4 THEN N ALONG E LINE THEREOF 270.1 FT THEN DEFLECT TO L AT ANG 83 DEG. 46' & W'LY 493 FT TO INTERSECT WITH CENT LINE CO RD 13 THEN SW'LY ALONG SD CENT LINE CO RD 13 FOR 330 FT M/L TO INTERSECT WITH S LINE SD 1/4 1/4 THEN E ALONG SD S LINE 615FT TO PT BEG SECTION 04 TOWNSHIP 029 RANGE 021

04.029.21.31.0001: 29.140 Acres

GOV LOT 3 & 4 & W1/2 OF SE1/4 EXC S 30.06AC BEING S 688 FT OF BOTH SD LOT 4 & W1/2 OF SE1/4 SD SEC ALSO EXC PT GOV LOT 4 CONT 4.8 AC & ALSO EXC PT GOV LOT 3 7.77 AC DESC IN BK 131 OF DEEDS PG 437 SECTION 04 TOWNSHIP 029 RANGE 021

04.029.21.31.0002: 6.590 Acres

PT OF GOV LOT 3 BEG AT THE INTERSECTION OF THE WEST LINE OF SD GOV LOT 3 & S'LY LINE OF WASH CO HWY C & RUN ELY ALONG SD SLY LINE OF SD HWY 169.5 FT THENCE S 56 DEG. EAST 105.3 FT THENCE S 69 DEG 30' E 291 FT THENCE S 50DEG E 80.8 FT THENCE S 37 DEG. 30' E 384 FT THENCE SOUTH 58 DEG W 203.54 FT THENCE SOUTH 76 DEG. W 240 FT M/L TO SHORE OF LAKE DEMONTREVILLE THENCE WLY ALONG SD SHORE OF LAKE DEMONTREVILLE TO WLY LINE OF SD GOV LOT 3 THENCE NLY ALONG SD WLY LINE OF SD GOV LOT 3 TO PT OF BEG SECTION 04 TOWNSHIP 029 RANGE 021

04.029.21.32.0003: 1.440 Acres

LOT A SUBDIVISIONCD 37680 SUBDIVISIONNAME RLS #91

<u>04.029.21.34.0004: 9.635 Acres: Parcel project is located on</u>

ALL THAT PART OF GOVERNMENT LOT 4, SECTION 4, TOWNSHIP 29 NORTH, RANGE 21 WEST, LYING NORTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW ¼ - SE ¼) OF SAID SECTION 4, SAID POINT BEING 688 FEET NORTH OF THE SOUTH LINE OF SECTION 4; THENCE RUNNING WEST AND PARALLEL WITH THE SOUTH LINE OF SECTION 4, A DISTANCE OF 1354.5 FEET TO AN IRON PIPE MONUMENT; THENCE CONTINUING WEST ALONG SAID PARALLEL LINE TO THE SHORE

OF LAKE DEMONTREVILLE. SUBJECT TO ANY RIGHT-OF-WAY DESCRIBED IN BOOK 60 OF DEEDS, PAGE 196, AND IN BOOK 72 OF DEEDS, PAGE 80, AND IN BOOK 139 OF DEEDS, PAGE 116. ALSO, ANY INTEREST IN AND TO THE LAND AND RIGHT-OF-WAY DESCRIBED IN THAT CERTAIN 99 YEAR LEASE RECORDED NOVEMBER 10, 1938 WITH THE REGISTER OF DEEDS IN BOOK T OF BONDS, PAGE 421. SECTION 04 TOWNSHIP 029 RANGE 021

04.029.21.42.0001: 57.949 Acres
W1/2-SE1/4 EXC S 688 FT THEREOF & EXC 04.029.21.43.0001 SECTION 04 TOWNSHIP 029 RANGE 021

04.029.21.44.0014: 1.540 Acres
SUBDIVISIONNAME SPRINGBORN'S GREEN ACRES 2ND ADD LOT 4 BLOCK 1 SUBDIVISIONCD 37740

2c: Site History: The site has been home to the Demontreville Jesuit Retreat House for the past 70 years and it is intended to maintain that function for the foreseeable future. Previous to the Retreat House, the property was private family property. The site fronts Lake Demontreville and consists of several structures that support the purpose of the Retreat House, including guest houses, the main building which houses a dining room & kitchen, chapel, offices and other meeting spaces. The building being proposed for this project is a new guest home across from the main building and will hold 10 guest rooms, each with a full bathroom. This is the first step in a longer-term project for the site to renovate the existing guest homes to decrease the number of guest rooms and increase the number of toilets so it is closer to 1 to 1, which has been a consistent request of guests attending retreats on the site and increase ADA accessibility.

2c: LEO A DALY had one phone/video call with Ben Hetzel on October 03, 2022 to introduce the project to the city.

- LEO A DALY had 3 emails with city planning staff on 10/03, 10/12, and 10/13

2d. The use is consistent with the existing function of the property and is designed to allow the Retreat House to begin work in the other guest home which will be submitted under separate cover.

2d. Traffic will not change due to this project. Adjacent natural areas will not be impacted by this project, and adjacent properties will not be impacted by this project as it is located at the center of the property, well away from property boundaries.

2d. The number of attendees, employees, hours of operation will not change.

2d. The current development schedule is to begin construction in the spring of 2023 and conclude construction either late 2023 or early 2024. Commencement of construction will depend on project funding.

2e.i: As the project is being added to support the existing function of the site, with no increase in traffic or employees, it is believed that the project will not be detrimental to, or endanger the public health, safety, comfort, convenience or general welfare of the neighborhood or the City.

2e.ii: This project conforms to the City of Lake Elmo Comprehensive Plan.

2e.iii: The use of the property is consistent with and compatible with the existing neighborhood.

2e.iv: The proposed project meets all specific development standards for such use listed in Article 7 of the Zoning Code.

2e.v: It is understood that this project is not in a flood plain or shoreland area.

2e.vi: The proposed use will be designed, constructed, operated and maintained so as to be compatible in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

2e.vii: The proposed use will not be hazardous or create a nuisance as defined by the zoning code to existing or future neighboring structures.

2e.viii: The proposed use will be served adequately by essential public facilities and services, including streets, police and fire protection, drainage structures, refuse disposal, water and sewer systems and schools or will be served adequately by such facilities and services provided by the persons or agencies responsible for the establishment of the proposed use.

2e.ix: The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

2e.x: The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors.

2e.xi: Vehicular approaches to the property, where present, will not create traffic congestion or interfere with traffic on surrounding public thoroughfares.

2e.xii: The proposed use will not result in the destruction, loss or damage of a natural or scenic feature of major importance.

CUP Application Packet Comments:

Items not checked off are not included in the scope of this project

- Survey: Project site is located centrally to the site and more than 200' from any property boundary so no existing property boundaries area represented on the survey completed for this scope of work. To this same point, set backs are not indicated on these plans.
- Project site area is not located adjacent to a Public Right-of-Way, and the current interface with the Public Right-of-Way is not included in this scope of work.
- No new drain field is needed for this project
- Site boundary is existing and is not being modified for this scope of work.
- There are no bluffs
- Parking is not changing and the required number of spaces is not changing due to this scope of work and is not represented on the Survey.

Submitted Questions from email dated 10/17/22

Maximum Capacity: Temporarily the site will have added capacity. This is the first step needed to renovate existing guest rooms. Once this building is complete, renovations to the other guest rooms will commence, which will bring the room capacity back down to its current level. Beyond the guest rooms, there are other constraints that will constrain occupant growth including size of chapel and size of dining room, which are all sized to accommodate the current capacity.

Septic System: as the intent is to maintain current site capacities, the capacity of the existing drain field does not need to increase. The septic system on site consists of 4 separate drain field systems, none of which exceed 5000 GPD.

- Manresa System: 450 GPD
- Regis System: 1,500 GPD
- Keegan System 1: 2,100 GPD
- Keegan System 2: 1,225 GPD (system being utilized for this project)

The section of the septic system that is closest to the new project (Keegan System 2) has not been used since 2016 as other sections of the system could accommodate the flows.

Required Standards for Religious Institutions:

1. Access to the site has not changed due to this project. The site has direct access to Demontreville Trail N. which is noted as a Major Collector in the comprehensive plan, which is then connected to Highway 36, a Principal Arterial.
2. Wastewater Generation: To the standard of no more than 235 gallons per day per net acre of land, as the site is 103.3 acres, the allowable wastewater amount would be 23,275.5 GPD. The site generates an estimated 1,714 GDP based on water meter calculations.
3. On site sewer system: Site has 4 separate systems, designed capacities noted in previous section.
4. There are no exterior athletic fields part of this project or are existing on site.
5. No freestanding broadcast or telecast antennas are part of this project. No additional broadcast dish or antenna are part of this project.

Sincerely,

LEO A DALY

Michael R. Nelson, AIA, NCARB, LEED AP
Senior Project Manager
mrnelson@leoadaly.com

Demontreville Jesuit Retreat House

8243 Demontreville Trail N
Lake Elmo, MN 55042-9545
Phone: 651-777-1311 E-mail: hello@demontrevilleretreat.com

Mayor and City Council Members
City of Lake Elmo
3880 Laverne Avenue North Suite #100
Lake Elmo, Minnesota 55042

September 28, 2022

Dear Mr Mayor, and City Council members,

Greetings from Demontreville Jesuit Retreat House. I write to inform you that Demontreville Jesuit Retreat House is currently in the fund-raising phase of a project to add a building to our campus, and to do renovations of some of our existing buildings.

As you may know, we are a Catholic retreat house founded by the Jesuits (Society of Jesus) in 1948. We are located on the former Michael Waldorf estate on Lake DeMontreville. For 47 weekends of the year, we offer silent, spiritual renewal retreats for men from all over the metro region and beyond. Each weekend is led by a Jesuit priest using the *Spiritual Exercises* of St. Ignatius of Loyola. The weekend retreats include conferences, personal and communal prayer, and individual spiritual direction.

We are excited to begin a fund-raising campaign for the project to celebrate our 75th anniversary in 2023. The project will involve construction of one building with ten bedrooms on one floor. Each room will have a private bathroom. We hope to begin construction some time in 2023, if possible.

Following the construction, over the course of several years, we will renovate and upgrade the six existing houses where the men stay overnight. These houses were built in the 1920's and are in need of upgrades (plumbing, electrical, mechanical) and improvements. We will turn some bedrooms into bathrooms and showers. When the project is complete, we will maintain our current capacity of 72 guests. We are working with an architectural firm, Leo A. Daly. They will contact the Planning Department to begin conversations about the plans. We look forward to working with City officials on this project.

Thank you for your good service to the community.

Fr. Tom Lawler, SJ.

Fr Tom Lawler, S.J.
Director

Demontreville Jesuit Retreat House

8243 Demontreville Trail N
Lake Elmo, MN 55042-9545
Phone: 651-777-1311 E-mail: hello@demontrevilleretreat.com

October 18, 2022

To Whom It May Concern:

We, the Board of Directors of Jesuit Retreat House, a Minnesota Non-Profit Corporation started in 1948, hereby resolve to allow Fr. Thomas Lawler to act as Fee Title Holder in the matter of the application to the City of Lake Elmo Planning Commission.

Sincerely,

Timothy R. Lannon
Patrick McCorkell
Robert J. Kroll
William Murphy
Thomas Lawler

(digital signatures were received through e-mail)

Members of the Board of Directors
Jesuit Retreat House

Demontreville Room capacity during construction and renovations - REVISED

Current room count:		After renovation:	
Manresa	18		16
Regis	17		14
Campion	13		10
Loyola	11		10
Bellarmine	8		7
Xavier	5		6
Total	72	Total	63

+ 10 bedrooms in new building --- Final Total = 73

New Building will have 10 rooms. After new building is open, and <u>before</u> renovations of older buildings, the total capacity will be 82 rooms (72 + 10)

Possible schedules during renovation period (3 years):

<u>Scenario 1:</u> start with 82 rooms

First close Xavier: we lose 5 rooms (= 77)	then gain 6 back (= 83)
Then close Bellarmine, we lose 8 (= 75)	then gain 7 (= 82)
Then close Loyola. Lose 11 (= 71)	then gain 10 (= 81)
Then close Campion. Lose 13 (= 68)	then gain 10 (= 78)
Close Regis, Lose 17 (= 61)	then gain 14 (= 75)
Close Manresa, Lose 18 (= 57)	then gain 16 (= 73)

<u>Scenario 2</u> start with 82 rooms

Frist close Manresa: we lose 18 rooms (= 64)	then gain 16 back (= 80)
Then, close Regis, we lose 17 (= 63)	then gain 14 (= 77)
Then, close Campion, lose 13 (= 64)	then gain 10 (= 74)
Then, close Loyola, lose 11 (= 63)	then gain 10 (= 73)
Then close Bellarmine. Lose 8 (= 65)	then gain 7 (=72)
Then close Xavier. Lose 5 (= 67)	then gain 6 (= 73)

SHEET INDEX

SHEET NUMBER	SHEET NAME		
GENERAL			
GI001	COVER SHEET	X	X
GI010	WALL, ROOF, AND CEILING TYPES	X	X
CIVIL			
C1-1	21218A-WA-PTOPO-10-19-21		X
C1-2	DEMOLITION PLAN-HOUSE 1		X
C2-0	SITE PLAN OVERALL-OVERALL		X
C2-1	SITE PLAN-HOUSE 1		X
C3-1	GRADING PLAN-HOUSE 1		X
C3-3	SWPP PLAN-HOUSE 1		X
C3-5	SWPPP NOTES		X
C4-1	UTILITY PLAN-HOUSE 1		X
C8-1	SHEET DETAILS	X	X
L1-1	LANDSCAPE PLAN HOUSE 1		X
L2-1	LANDSCAPE PLAN	X	X
L3-1	LANDSCAPE DETAILS	X	X
STRUCTURAL			
ARCHITECTURAL			
AE101	OVERALL FLOOR PLANS - BUILDING 1	X	X
AE102	OVERALL CEILING PLAN - BUILDING 1	X	X
AE104	ROOF PLANS - BUILDING 1 & 2	X	X
AE201	EXTERIOR ELEVATIONS & SECTIONS - BUILDING 1	X	X
AE201	EXTERIOR ELEVATIONS & SECTIONS - PERCENTAGES	X	X
AE401	ENLARGED PLANS & INTERIOR ELEVATIONS - BUILDING 1		X
AE402	ENLARGED PLANS & INTERIOR ELEVATIONS - BUILDING 1	X	X
AE501	WALL SECTIONS - BUILDING 1	X	X
AE510	EXTERIOR DETAILS	X	X
AE511	EXTERIOR DETAILS	X	X
AE601	DOOR SCHEDULE AND OPENINGS - BUILDING 1	X	X
AE801	VERTICAL CIRCULATION PLAN & SECTIONS - BUILDING 1 & 2	X	X
INTERIORS			
IN601	INTERIOR FINISH SCHEDULE AND DETAILS	X	X
MECHANICAL			
ELECTRICAL			
E000	ELECTRICAL TITLE SHEET	X	X
E001	ELECTRICAL SITE PLAN	X	X
E300	ELECTRICAL SCHEDULES & DETAILS		X

Demontreville Jesuit Retreat

8243 Demontreville Trail N
Lake Elmo, MN 55042

Demontreville Jesuit Retreat

8243 Demontreville Trail N, Lake Elmo, MN 55042

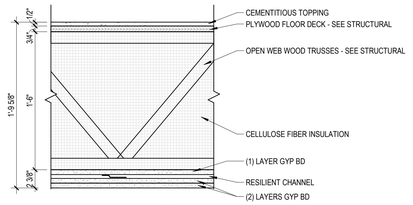
PROJECT NO. 023-10341-000

LEO A DALY

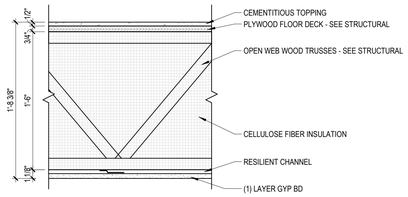
PLANNING
ARCHITECTURE
ENGINEERING
INTERIORS

CONSTRUCTION DOCUMENTS

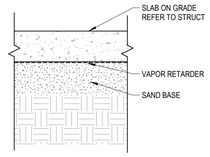
FLOOR and FLOOR / CEILING ASSEMBLIES



FC-1

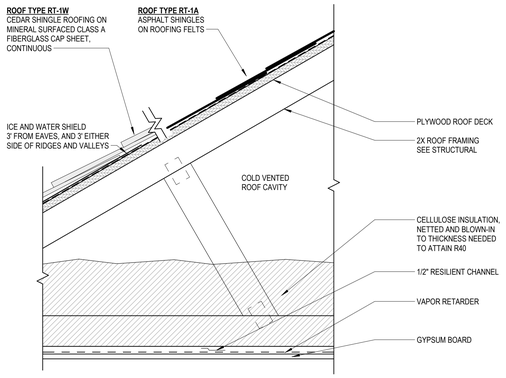


FC-2

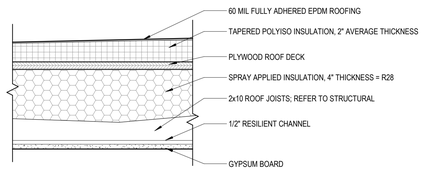


F-3

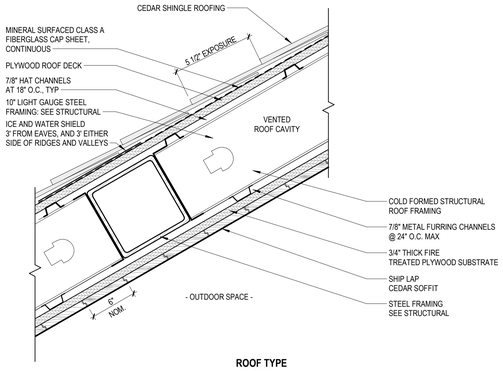
ROOF TYPES



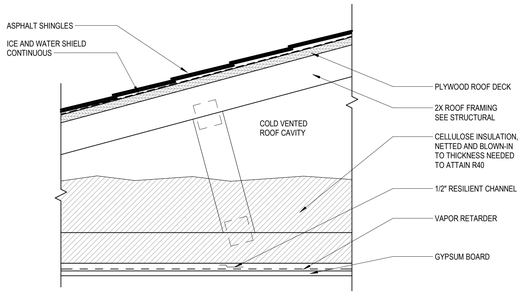
ROOF TYPES
RT-1W (wood shingles)
RT-1A (asphalt shingles)



ROOF TYPE
RF-4



ROOF TYPE
RT-2



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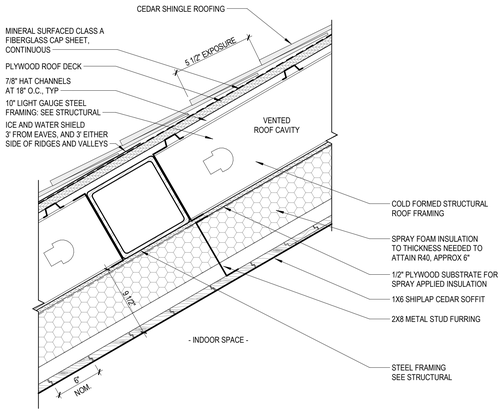
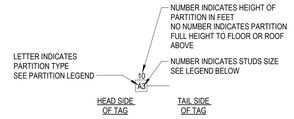
RT-5



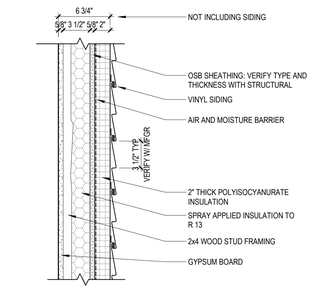
ROOF TYPE
RT-3

PARTITION TAG LEGEND

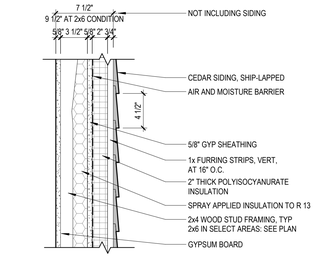


STUD SIZE LEGEND
1 - 7/8" HAT CHANNEL
2 - 2X2 OR 1 1/2" WOOD STUD
3 - 2X4 OR 3 1/2" WOOD STUD
6 - 2X6 OR 5 1/2" WOOD STUD

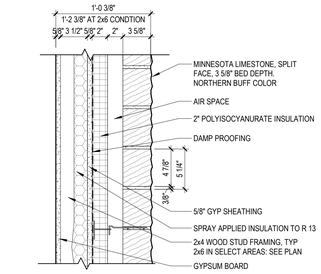
PARTITION TYPES



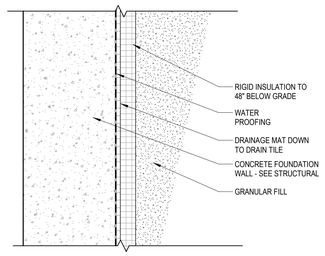
Z BUILDING 2 - 4" STUD SIDING WALL



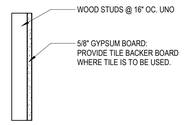
Y BUILDING 1 - CEDAR SIDING



X BUILDING 1 - STONE

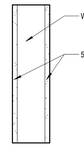


W CONCRETE FOUNDATION WALL



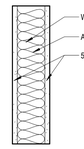
V GYPSUM BOARD - ONE SIDE WALL

W CMU WALL



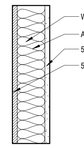
NOTE: AT RATED CONDITIONS, CONSTRUCT PER UL419. REFER TO LIFE SAFETY PLAN FOR LOCATION OF RATED WALLS

A



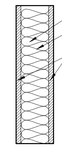
NOTE: AT RATED CONDITIONS, CONSTRUCT PER UL419. REFER TO LIFE SAFETY PLAN FOR LOCATION OF RATED WALLS

B



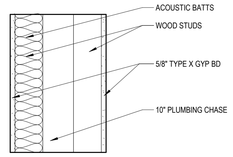
NOTE: AT RATED CONDITIONS, CONSTRUCT PER UL419. REFER TO LIFE SAFETY PLAN FOR LOCATION OF RATED WALLS

F



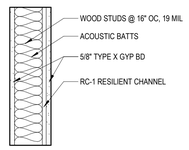
NOTE: AT RATED CONDITIONS, CONSTRUCT PER UL419. REFER TO LIFE SAFETY PLAN FOR LOCATION OF RATED WALLS

G



NOTE: COORDINATE CHASE WITH PLUMBER. NOTIFY ARCHITECT IMMEDIATELY IF SIZE REQUIRES ADJUSTMENT

Q



NOTE: 1HR RATED WHEN CONSTRUCTED PER U465.
NOTE: 3-5/8" STUDS STC 51; 6" STC 53

P

Demontreville Jesuit Retreat
8243 Demontreville Trail N
Lake Elmo, MN 55042

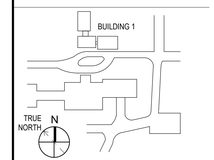
Demontreville Jesuit Retreat
8243 Demontreville Trail N, Lake Elmo, MN 55042

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402

Paulson & Clark Engineering
Structural | Mechanical | Electrical | Security

LOUCKS

KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	
Design	JTB
Draw	SLW
Check	MRN / JTB

STAMP

CONSTRUCTION DOCUMENTS

Project No. 023-10341-000
12/13/2021

WALL, ROOF, AND CEILING TYPES

GI010

CONSTRUCTION DOCUMENTS

12/13/2021 2:12:24 PM \\laccd.share\projects\023\023-10341-000\4-0-Production-Working\4-1-BIM-CAD\Revit (DT)-Demontreville Jesuit Retreat.rvt

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LEGEND

- CATCH BASIN
- AIR CONDITIONING UNIT
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- FLARED END SECTION
- GAS METER
- GUARD POST
- GUY WIRE
- HAND HOLE
- LIGHT POLE
- PARKING STALL COUNT
- POWER POLE
- ROOF DRAIN
- SERVICE CLEANOUT
- SIGN
- SOIL BORING
- TELEPHONE PEDESTAL
- UTILITY MANHOLE
- YARD DRAIN
- STORM SEWER
- UNDERGROUND ELECTRIC
- OVERHEAD UTILITY
- WOOD FENCE
- BITUMINOUS CURB
- RETAINING WALL
- CONCRETE
- PAVERS
- RIP-RAP
- NO PARKING
- EXISTING BUILDING
- OVERHANG
- CONTOUR
- SPOT ELEVATION
- CONIFEROUS TREE
  - PI PINE
  - SP SPRUCE
- DECIDUOUS TREE
  - AS ASH
  - BI BIRCH
  - CA CATULPA
  - EL ELM
  - FI FIR
  - GI GINKO
  - LO LOCUST
  - MA MAPLE
  - OA OAK
  - WA WALNUT

SURVEY REPORT

1. This survey was prepared without the benefit of a Title Commitment. There may or may not be easements of record encumbering this property.
2. The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 8243 Demontreville Trail North, Lake Elmo, MN 55042.
3. The bearings for this survey are based on the Washington County Coordinate System NAD 83 (1986 Adjust).
4. Benchmark: MnDOT Schaffer (GSID #33731), a traverse station disk located at the southwest corner of Jarvis Ave., and Hwy. 36. Elevation = 1042.08 (NGVD29)

   Site Benchmark: Storm invert located east of the garage as shown hereon. Elevation = 954.16 (NGVD29)
5. Trees shown hereon are measured at breast height.
6. The field work was completed on October 5, 2021.

DESCRIPTION OF PROPERTY

(Per Washington County Tax Records)

All that part of Government Lot 4, Section 4, Township 29 North, Range 21 West, lying north of the following described line: Beginning at a point on the east line of the southwest quarter of the southeast quarter (SW 1/4 - SE 1/4) of said Section 4, said point being 688 feet north of the south line of Section 4; thence running west and parallel with the south line of Section 4, a distance of 1354.5 feet to an iron pipe monument; thence continuing west along said parallel line to the shore of Lake Demontreville. subject to any right-of-way described in book 60 of deeds, page 196, and in book 72 of deeds, page 80, and in book 139 of deeds, page 116. also, any interest in and to the land and right-of-way described in that certain 99 year lease recorded november 10, 1938 with the register of deeds in book T of bonds, page 421. Section 04 Township 029 Range 021.

AND

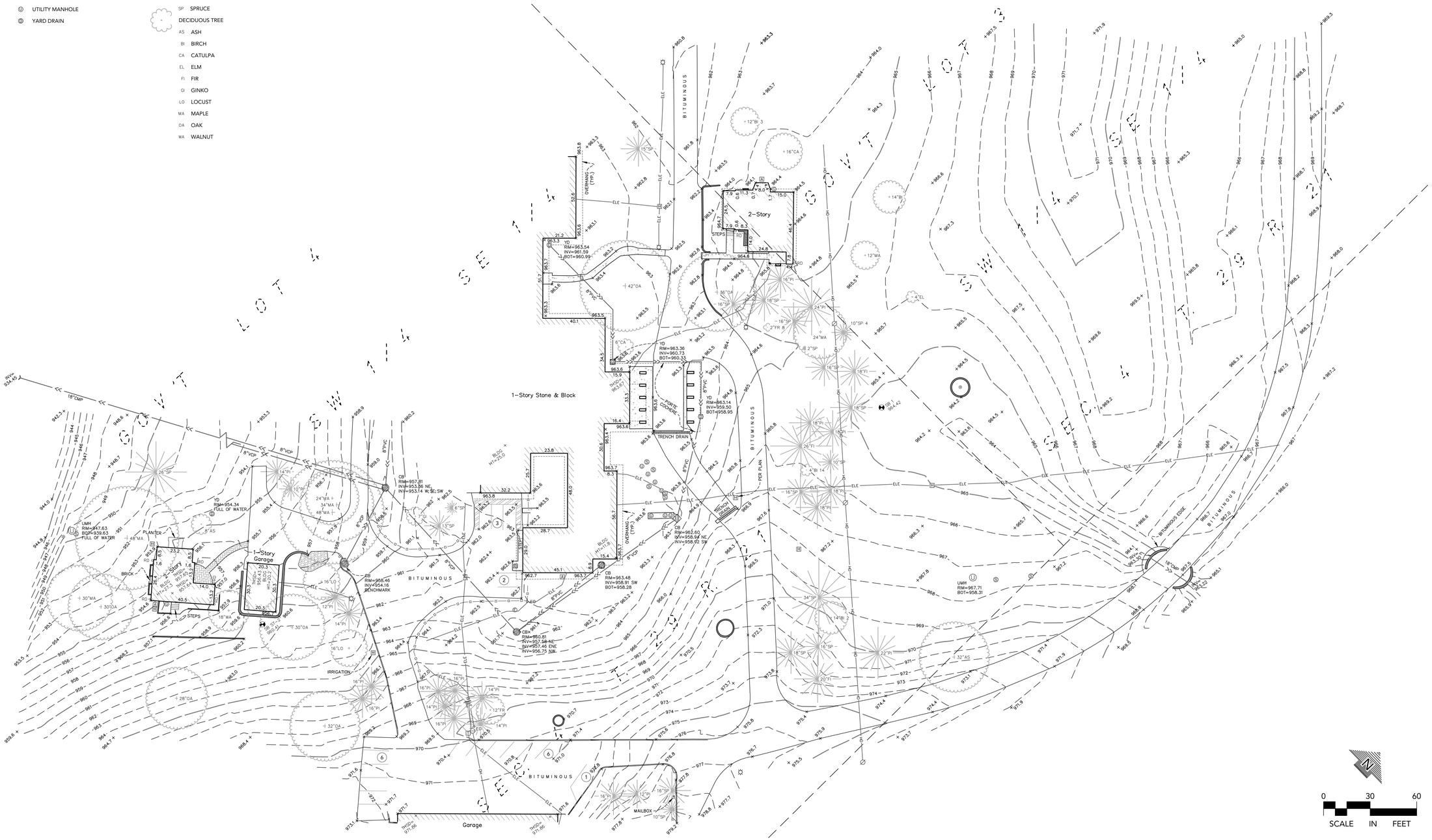
Government Lot 3 & 4 & W 1/2 of SE 1/4 except south 30.06 acre being south 688 ft of both said Lot 4 & W 1/2 of SE 1/4 said section also except part of Government Lot 4 containing 4.8 acres & also except part of Government Lot 3 7.77 acres described in book 131 of deeds page 437. Section 04 Township 029 Range 021.

AND

W 1/2 - SE 1/4 except south 688 ft thereof & except 04.029.21.43.0001. Section 04 Township 029 Range 021

AND

Part of Government Lot 3 beginning at the intersection of the west line of said Government Lot 3 & southerly line of Washington County Highway and run easterly along said southerly line of said highway 169.5 feet thence south 56 degrees east 105.3 feet thence south 69 degrees 30 minutes east 291 feet thence south 50 degrees east 80.8 feet thence south 37 degrees 30 minutes east 384 feet thence south 58 degrees west 203.54 feet thence south 76 degrees west 240 feet more or less to shore of Lake Demontreville thence westerly along said shore of Lake Demontreville to westerly line of said Government Lot 3 thence northerly along said westerly line of said Government Lot 3 to point of beginning. Section 04 Township 029 Range 021



JESUIT RETREAT HOUSE

8243 DEMONTREVILLE TRAIL N
LAKE ELMO, MN 55042

LEO A DALY

730 SECOND AVENUE SOUTH
SUITE 1300
MINNEAPOLIS, MN 55402

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

10/19/21 ..... SURVEY ISSUED

PROFESSIONAL SIGNATURE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

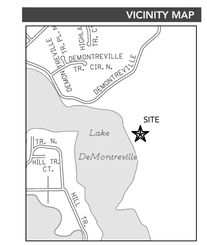
Max L. Stanislowski - PLS

License No. 48988
Date 10/19/21

QUALITY CONTROL

Loucks Project No.	21218A
Project Lead	MLS
Drawn By	KMM
Checked By	MLS
Field Crew	SKS

VICINITY MAP



PARTIAL TOPOGRAPHIC SURVEY

1 OF 1

Plotted: 10 /20 / 2021 1:10 PM W:\2021\21218\CADD DATA\SURVEY\S21218A-MASTER

N

0 20 40
SCALE IN FEET

DEMOLITION LEGEND:

- REMOVE EXISTING BITUMINOUS PAVING
- REMOVE EXISTING CONCRETE PAVING, SIDEWALKS, ISLANDS, ETC.
- REMOVE EXISTING BUILDING, CANOPY, ETC. COORDINATE WITH ARCHITECTURAL PLANS
- REMOVE EXISTING CURB & GUTTER, FENCE, RETAINING WALLS, ETC.
- REMOVE EXISTING UTILITIES
- REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, SIGNS, ETC.
- REMOVE EXISTING TREES

SURVEY NOTE:

1. REFER TO BOUNDARY AND TOPOGRAPHIC SURVEY (SHEETS 1-1) FOR COMPLETE SITE SURVEY INFORMATION.

SITE DEMOLITION NOTES

1. SITE PREPARATION IN THE FORM OF PAVEMENT REMOVAL AND DISPOSAL, EXCAVATION, AND SHORING TO EXPOSE THE WATERMAIN SHALL BE COMPLETED BY THE CONTRACTOR. THE EXCAVATION SHALL BE PROPERLY SHORED OR BENCHED AS REQUIRED TO PROVIDE SAFE AND STABLE TRENCH CONDITIONS. FOLLOWING COMPLETION OF THE WATERMAIN WORK, AND AS ADVISED BY THE ENGINEER, CONTRACTOR SHALL RESTORE THE SITE TO PRECONSTRUCTION CONDITIONS.
2. CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES.
3. CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL.
4. CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION WITHIN CONSTRUCTION LIMITS, STRIP TOP SOIL, AND STOCKPILE ON-SITE. REFER TO GRADING PLAN AND SWPPP FOR SEDIMENT AND EROSION CONTROL REQUIREMENTS.
5. CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
6. CONTRACTOR SHALL REMOVE ALL SITE SURFACE FEATURES WITHIN REMOVAL LIMITS UNLESS OTHERWISE NOTED.

SURVEY LEGEND

AS	ASH	CATCH BASIN	>>	STORM SEWER
BA	BASSWOOD	STORM MANHOLE	>	SANITARY SEWER
BO	BOXELDER	SANITARY MANHOLE	I	WATERMAIN
CE	CEDAR	HYDRANT	S	SANITARY SEWER SERVICE
FR	MISC FRUIT	GATE VALVE	W	WATER SERVICE
LO	LOCUST	POWER POLE		CULVERT
MA	MAPLE	LIGHT POLE	CTV	UNDERGROUND CABLE TV
OA	OAK	YARD LIGHT	ELE	UNDERGROUND ELECTRIC
PI	PINE	GUY WIRE	FO	UNDERGROUND FIBER OPTIC
SP	SPRUCE	SIGN	GAS	UNDERGROUND GAS
TR	TREE (GEN)	x972.5 SPOT ELEVATION	TEL	UNDERGROUND TELEPHONE
TC	TOP OF CURB	ELECTRIC TRANSFORMER	UTIL	UNDERGROUND UTILITY
TW	TOP OF WALL	TELEPHONE PEDESTAL	OH	OVERHEAD UTILITY
THSD	ELEV @ THRESHOLD	ELECTRIC MANHOLE	TRFC	UNDERGROUND TRAFFIC
	CONIFEROUS TREE	GAS VALVE	X	CHAIN LINK FENCE
	DECIDUOUS TREE	TELEPHONE MANHOLE		POST FENCE
		UTILITY MANHOLE		RETAINING WALL
RD	ROOF DRAIN	ELECTRIC METER		TRAFFIC SIGNAL
EO	ELECTRIC OUTLET	GAS METER		CONCRETE CURB
FC	FIRE CONNECTION	HAND HOLE		CONCRETE
	MAILBOX	FLAG POLE		BITUMINOUS
		GUARDPOST		PAVERS
		SOIL BORING	872	CONTOUR

CALL BEFORE YOU DIG!

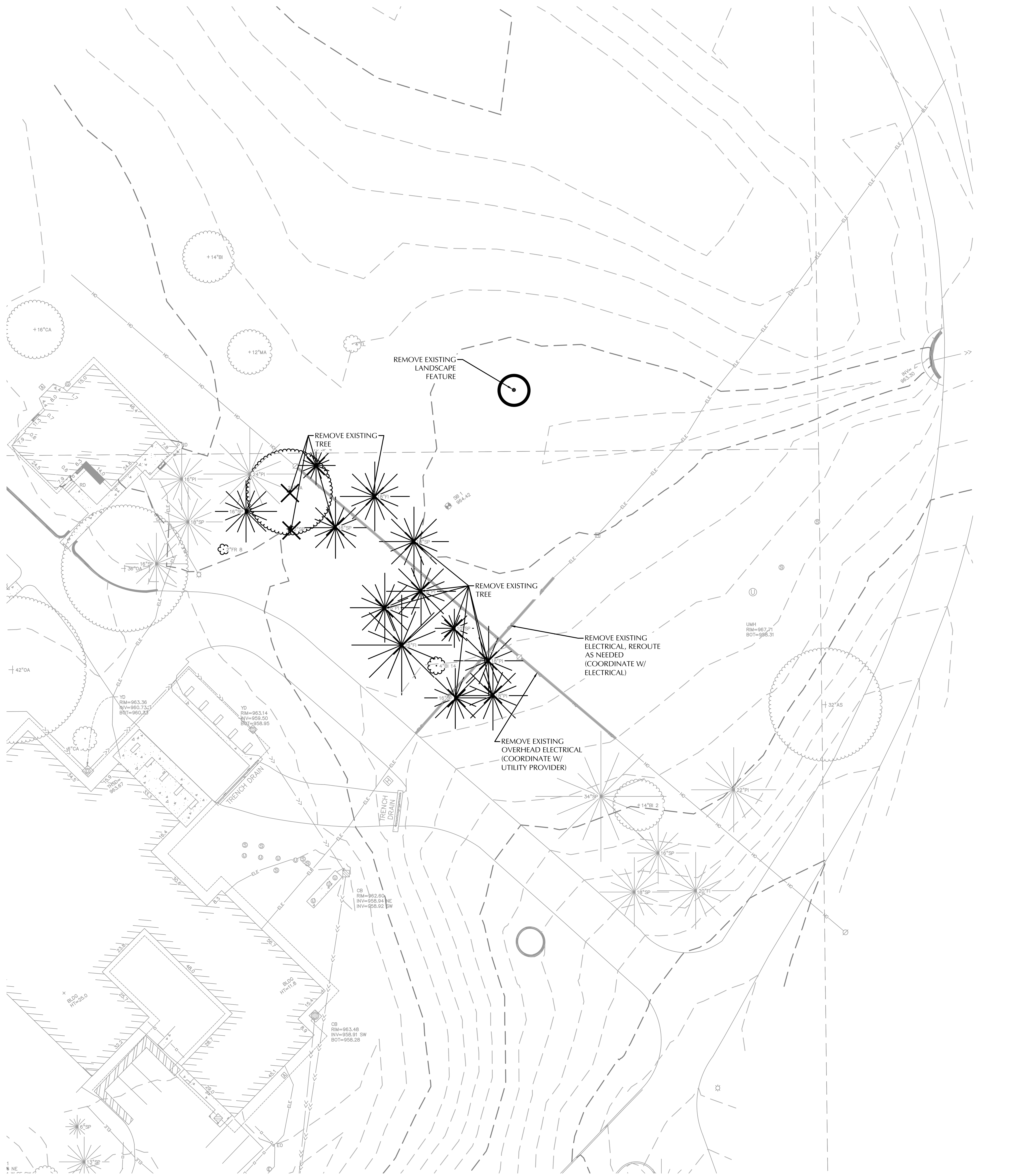
Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



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LEO A DALY
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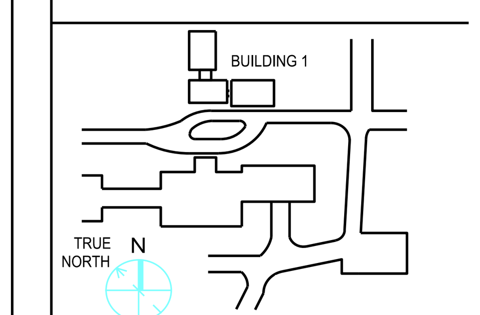
LOUCKS

KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	
Design	
Draw	
Check	

STAMP

NOT FOR CONSTRUCTION

PLANNING REVIEW SET

Project No. 023-10341-000
10/07/2022

SHEET
DEMOLITION PLAN

C1-2

DESIGN DEVELOPEMENT

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0 30 40
SCALE IN FEET

SITE DATA

TOTAL PROPERTY	101.70 AC
DISTURBED AREA:	0.66 AC
EXISTING IMPERVIOUS AREA:	4.29 AC (4.21%)
PROPOSED IMPERVIOUS AREA:	4.45 AC (4.37%)

CIVIL LEGEND

EXISTING / PROPOSED

- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- CULVERT
- HYDRANT
- GATEVALVE
- POST INDICATOR VALVE
- LIGHT POLE
- POWER POLE
- SIGN
- BENCHMARK
- SOIL BORINGS
- WATER MANHOLE
- TELEPHONE MANHOLE
- UTILITY MANHOLE
- ELECTRIC MANHOLE
- WATER SERVICE
- SANITARY SERVICE
- HANDICAP PARKING
- DIRECTION OF FLOW
- SPOT ELEVATION
- CONTOURS
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- FORCEMAIN
- DRAINTILE
- SILT FENCE
- CURB & GUTTER
- RETAINING WALL
- TREELINE
- EASEMENT LINE
- SETBACK LINE
- FENCE LINE
- UNDERGROUND TELE
- UNDERGROUND GAS
- OVERHEAD UTILITY
- UNDERGROUND FIBER OPTIC
- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE TV
- PROPERTY LINE
- CONIFEROUS TREE
- DECIDUOUS TREE
- PARKING COUNTS

CALL BEFORE YOU DIG!

Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

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Demontreville Jesuit Retreat
8243 Demontreville Trail N
Lake Elmo, MN 55042

Demontreville Jesuit Retreat
8243 Demontreville Trail N, Lake Elmo, MN 55042

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402

Structural | Mechanical | Electrical | Security

LOUCKS

KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	
Design	
Draw	
Check	

STAMP

NOT FOR CONSTRUCTION

PLANNING REVIEW SET

Project No. 023-10341-000
10/07/2022

SHEET
SITE PLAN OVERALL

C2-0

DESIGN DEVELOPMENT

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0 20 40
SCALE IN FEET

PAVEMENT TYPES

CONCRETE SIDEWALK

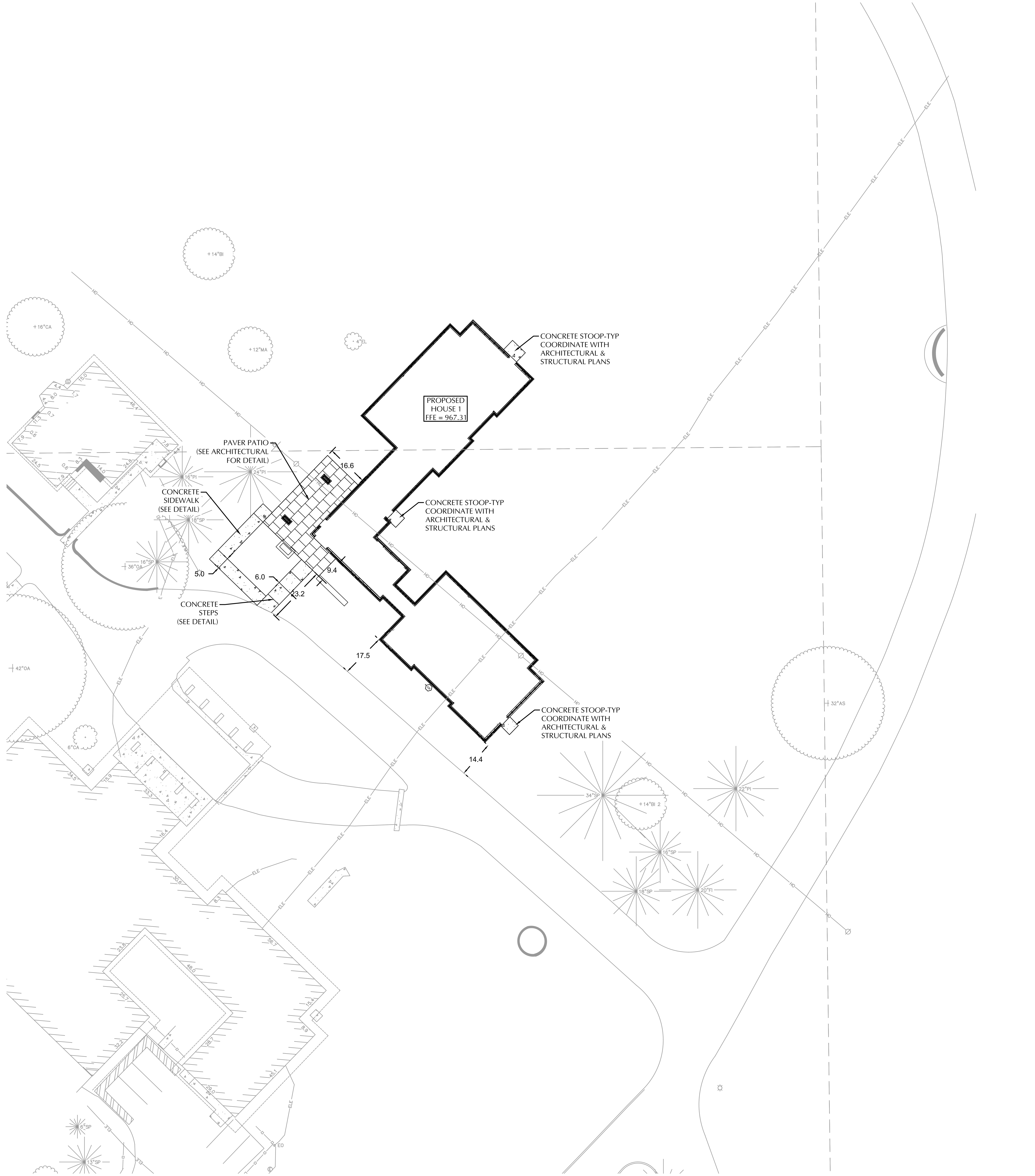
NOTE:
SEE PAVEMENT SECTIONS ON SHEET C8-1 FOR TYPE AND DEPTH INFORMATION.

SITE DATA

TOTAL PROPERTY	101.70 AC
DISTURBED AREA:	0.66 AC
EXISTING IMPERVIOUS AREA:	4.29 AC (4.21%)
PROPOSED IMPERVIOUS AREA:	4.45 AC (4.37%)

CIVIL LEGEND

EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATEVALVE	
PIV	POST INDICATOR VALVE	PIV
	LIGHT POLE	
	POWER POLE	
	SIGN	
BM #3	BENCHMARK	
B-	SOIL BORINGS	B-
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
W	WATER SERVICE	
S	SANITARY SERVICE	
	HANDICAP PARKING	
1.0%	DIRECTION OF FLOW	1.0%
924.6	SPOT ELEVATION	924.6
924	CONTOURS	924
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
FM	FORCEMAIN	FM
DT	DRAINTILE	DT
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREELINE	
	EASEMENT LINE	
	SETBACK LINE	
X	FENCE LINE	X
TEL	UNDERGROUND TELE	
GAS	UNDERGROUND GAS	
OH	OVERHEAD UTILITY	
FO	UNDERGROUND FIBER OPTIC	
ELE	UNDERGROUND ELECTRIC	
CTV	UNDERGROUND CABLE TV	
	PROPERTY LINE	
	CONIFEROUS TREE	
	DECIDUOUS TREE	
	PARKING COUNTS	23



SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND STATE/LOCAL JURISDICTION REQUIREMENTS.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. TYPICAL FULL SIZED PARKING STALL IS 9' X 18' UNLESS OTHERWISE NOTED.
6. ALL CURB RADII SHALL BE 3.0' UNLESS OTHERWISE NOTED.
7. BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
8. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.

BENCHMARK

SITE BENCHMARK: STORM INVERT LOCATED EAST OF GARAGE, AS SHOWN HEREON. ELEVATION = 954.16 FEET (NVGD29)

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
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WARNING:

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LEO A DALY
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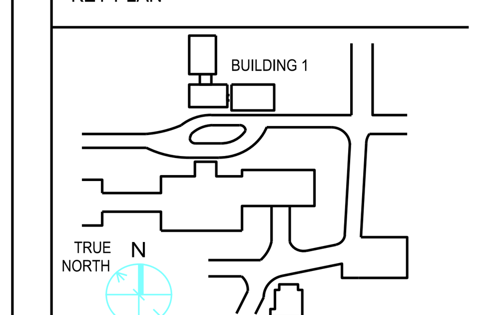
Structural | Mechanical | Electrical | Security

LOUCKS

KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	
Design	
Draw	
Check	

STAMP

NOT FOR CONSTRUCTION

PLANNING REVIEW SET

Project No. 023-10341-000
10/07/2022

SHEET
SITE PLAN
HOUSE 1

C2-1

DESIGN DEVELOPEMENT

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SCALE IN FEET 0 20 40

CIVIL LEGEND

EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATEVALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
FM	FORCEMAIN	FM
>> DT	DRAINTILE	>> DT
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREELINE	
	EASEMENT LINE	
	SETBACK LINE	
X X	FENCE LINE	X X
TEL	UNDERGROUND TELE	
GAS	UNDERGROUND GAS	
OH	OVERHEAD UTILITY	
FO	UNDERGROUND FIBER OPTIC	
ELE	UNDERGROUND ELECTRIC	
CTV	UNDERGROUND CABLE TV	
	PROPERTY LINE	
	CONIFEROUS TREE	
	DECIDUOUS TREE	
	PARKING COUNTS	23

GRADING, DRAINAGE & EROSION CONTROL NOTES

1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
3. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED.
4. STREETS MUST BE CLEANED AND SWEPT WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
5. DUST MUST BE ADEQUATELY CONTROLLED.
6. SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
7. SEE UTILITY PLAN FOR WATER, STORM AND SANITARY SEWER INFORMATION.
8. SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.

BENCHMARK

SITE BENCHMARK: STORM INVERT LOCATED EAST OF THE GARAGE, AS SHOWN HEREON. ELEVATION = 954.16 FEET (NGVD29)

CALL BEFORE YOU DIG!

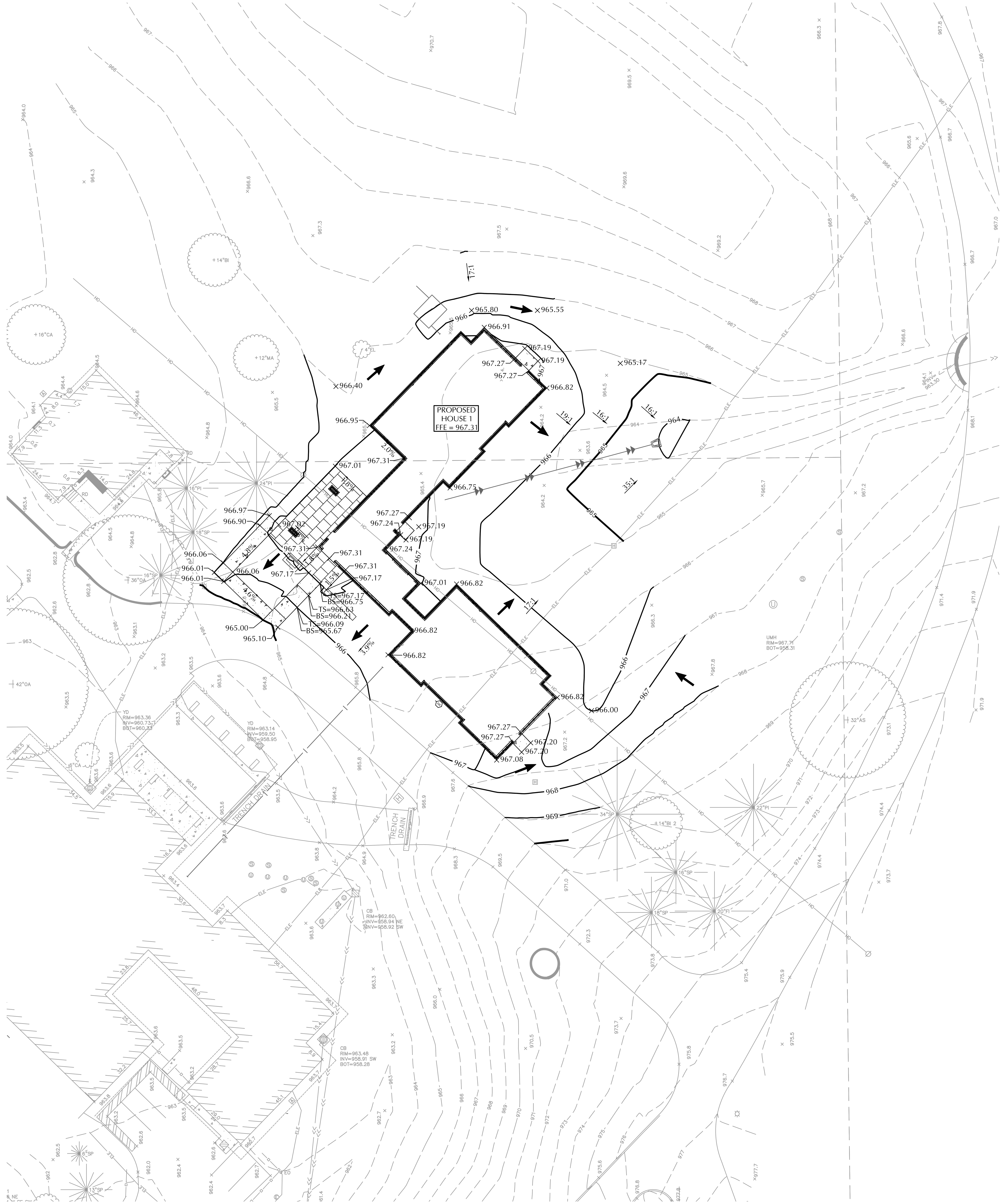
Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



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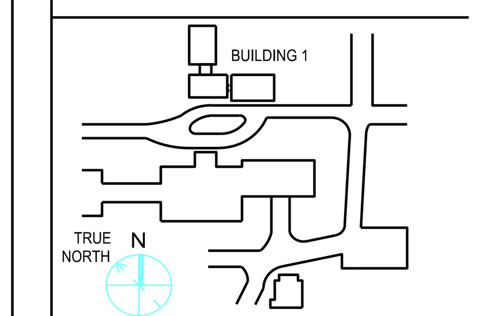
LOUCKS

KEY PLAN



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Project No. 023-10341-000
10/07/2022

SHEET
GRADING PLAN
HOUSE 1

C3-1

DESIGN DEVELOPMENT

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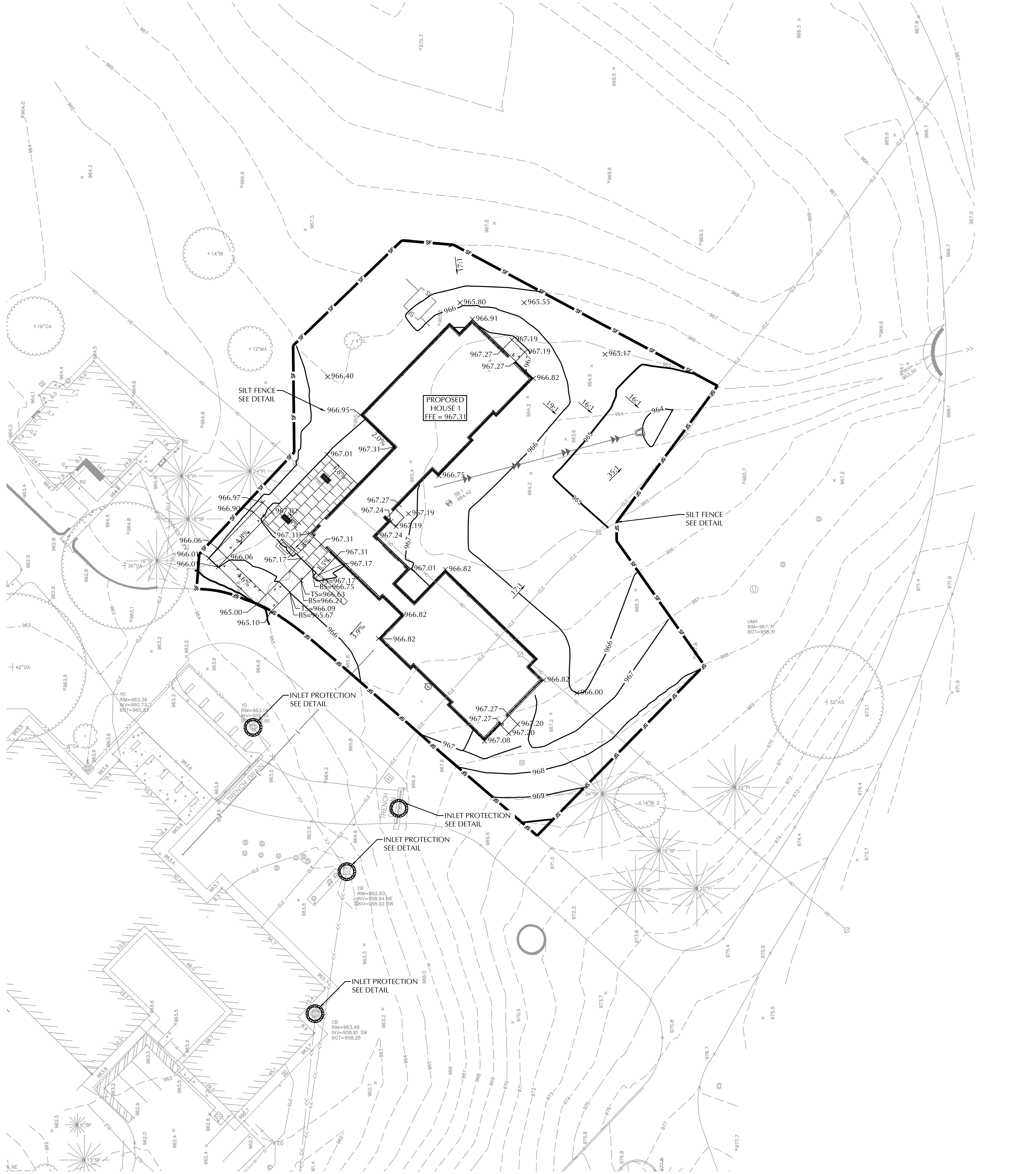
0 20 40
SCALE IN FEET

SWPPP LEGEND

Symbol	Description
SF	SILT FENCE
	BIO ROLLS
	INLET PROTECTION
	EROSION CONTROL BLANKET
	ROCK CONSTRUCTION ENTRANCE
	EXISTING DRAINAGE PATTERN
	PROPOSED DRAINAGE PATTERN

EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATEVALVE	
PIV	POST INDICATOR VALVE	PIV
	LIGHT POLE	
	POWER POLE	
	SIGN	
BM #3	BENCHMARK	
B-	SOIL BORINGS	B-
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
W	WATER SERVICE	
S	SANITARY SERVICE	
	HANDICAP PARKING	
1.0%	DIRECTION OF FLOW	1.0%
924.6	SPOT ELEVATION	924.6
924	CONTOURS	924
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
FM	FORCEMAIN	FM
DT	DRAINTILE	DT
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREELINE	
	EASEMENT LINE	
	SETBACK LINE	
X	FENCE LINE	X
TEL	UNDERGROUND TELE	
GAS	UNDERGROUND GAS	
OH	OVERHEAD UTILITY	
FO	UNDERGROUND FIBER OPTIC	
ELE	UNDERGROUND ELECTRIC	
CTV	UNDERGROUND CABLE TV	
	PROPERTY LINE	
	CONIFEROUS TREE	
	DECIDUOUS TREE	
	PARKING COUNTS	23



GRADING, DRAINAGE & EROSION CONTROL NOTES

1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
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730 Second Avenue South, Suite 1300
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LOUCKS

KEY PLAN

BUILDING 1
TRUE NORTH N

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Project No. 023-10341-000
10/07/2022

SHEET
SWPP PLAN
HOUSE 1

C3-3

DESIGN DEVELOPEMENT

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SWPPP NOTES

1. THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING A NEW BUILDINGS, SURFACE PAVEMENTS, AND UTILITIES.

2. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:

1. INSTALL VEHICLE TRACKING BMP
2. INSTALL SILT FENCE AROUND SITE
3. CLEAR AND GRUB SITE
4. STRIP AND STOCKPILE TOPSOIL
5. REMOVE PAVEMENTS AND UTILITIES
6. ROUGH GRADE SITE
7. IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE
8. INSTALL UTILITIES
9. INSTALL BUILDING FOUNDATIONS
10. INSTALL CURB AND GUTTER
11. INSTALL PAVEMENTS AND WALKS
12. FINAL GRADE SITE
13. REMOVE ACCUMULATED SEDIMENT FROM STORMWATER SYSTEMS
14. SEED AND MULCH
15. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

3. SITE DATA:

AREA OF DISTURBANCE:	0.67± AC
PRE-CONSTRUCTION IMPERVIOUS AREA:	0.11± AC
POST-CONSTRUCTION IMPERVIOUS AREA:	0.43± AC

GENERAL SOIL TYPE: SEE GEOTECHNICAL EVALUATION REPORT

4. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.

5. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.

6. ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.
   DENOTES SLOPES GREATER THAN 3:1. ALL 3:1 SLOPES TO BE STABILIZED WITH EROSION CONTROL BLANKET

7. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.

8. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES. TEMPORARY STOCKPILES MUST HAVE SEDIMENT CONTROL AT BASE OF THE PILE.

9. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.

10. POLLUTION PREVENTION MANAGEMENT MEASURES. [MINN.R.7090]
    A. PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER.
    B. PERMITTEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE, (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN.R.CH.7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
    C. PERMITTEES MUS POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLYU DISPOSE OF SANITARY WASTE IN ACCORDANCE WITH MINN.R.CH.7041.
    D. PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS FEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHJARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.

18. SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

19. NO WASHING OF VEHICLES IS ALLOWED ON SITE.

20. NO ENGINE DEGREASING IS ALLOWED ON SITE.

21. THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR) WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE FOR PARTS II.B., PART II.C, PART II.B-F, PART V, PART IV AND APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN APPENDIX A, PART C. OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.

22. TERMINATION OF COVERAGE-PERMITTEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
    A. FINAL STABILIZATION, PER NPDES PERMIT PART IV.G. HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
    B. TRANSFER OF OWNERSHIP AS DESCRIBED IN THE PERMIT.

15. INSPECTIONS
    A. INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
    B. EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOUR RAIN EVENT.
    C. STABILIZED AREAS: ONCE EVERY 30 DAYS
    D. FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
    E. INSPECTION AND MAINTENANCE RECORDS MUST BE RETAINED FOR 3 YEARS AFTER FILING OF THE NOTICE OF TERMINATION AND MUST INCLUDE: DATE AND TIME OF ACTION, NAME OF PERSON(S) CONDUCTING WORK, FINDING OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTION, DATE AND AMOUNT OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.

16. MINIMUM MAINTENANCE
    A. SILT FENCE TO BE REPAIRED, REPLACED, SUPPLEMENTED WHEN NONFUNCTIONAL, OR 1/3 FULL; BY END OF BUSINESS DAY
    B. SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME. REMOVAL MUST BE COMPLETE WITHIN 72 HOURS OF DISCOVERY.
    C. SEDIMENT REMOVED FROM SURFACE WATERS WITHIN (7)SEVEN DAYS
    D. CONSTRUCTION SITE EXITS INSPECTED, TRACKED SEDIMENT REMOVED WITH 24 HOURS.
    E. PROVIDE COPIES OF EROSION INSPECTION RESULTS TO CITY ENGINEER FOR ALL EVENTS GREATER THAN ½" IN 24 HOURS

17. THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION ACTIVITY BY THE PERMITTEE(S) WHO HAVE OPERATIONAL CONTROL OF THE SITE.

18. PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS FEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHJARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.

19. OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT, THE SWPPP, ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS AFTER FILING NPDES NOTICE OF TERMINATION.

20. SWPPP MUST BE AMENDED WHEN:
    A. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE
    B. INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
    C. THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.

19. CONCRETE WASHOUT AREA
    A. CONTRACTOR TO PROVIDE PREFABRICATED CONCRETE WASH-OUT CONTAINER WITH RAIN PROTECTION PER PLAN.
    B. CONCRETE WASH-OUT TO BE IDENTIFIED WITH SIGNAGE STATING "CONCRETE WASHOUT AREA DO NOT OVERFILL".
    C. CONCRETE WASHOUT WATER NEEDS TO BE PUMPED WITHIN 24 HOURS OF STANDING WATER IN WASHOUT AREA.

20. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.

21. PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.

22. FINAL STABILIZATION
    FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAVEMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND TO DESIGN CAPACITY.

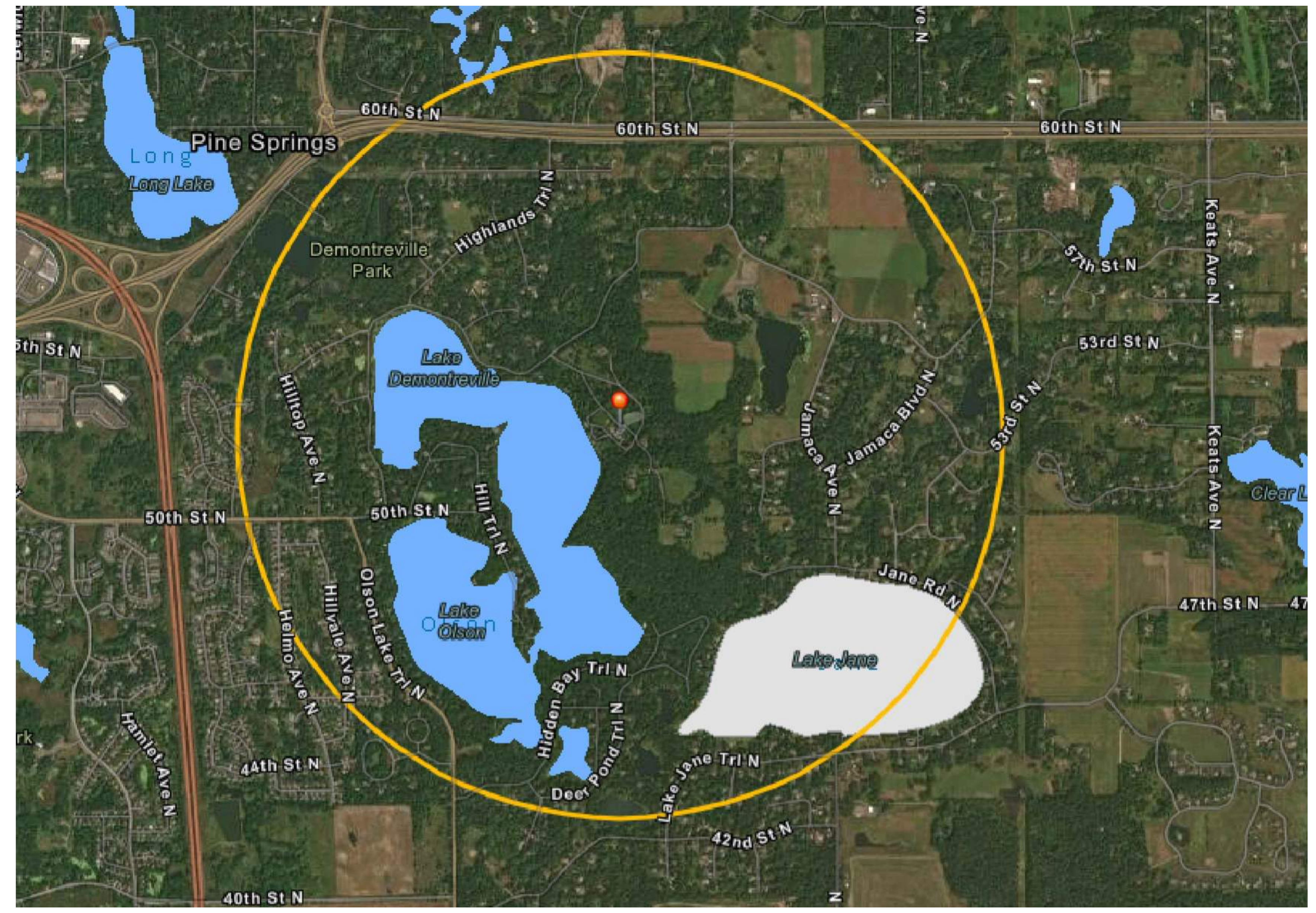
23. RESPONSIBILITIES
    A. THE OWNER MUST IDENTIFY A PERSON WHO WILL OVERSEE THE SWPPP IMPLEMENTATION AND THE PERSON RESPONSIBLE FOR INSPECTION AND MAINTENANCE:
    CONTACT: ____________________
    COMPANY: ____________________
    PHONE: ____________________

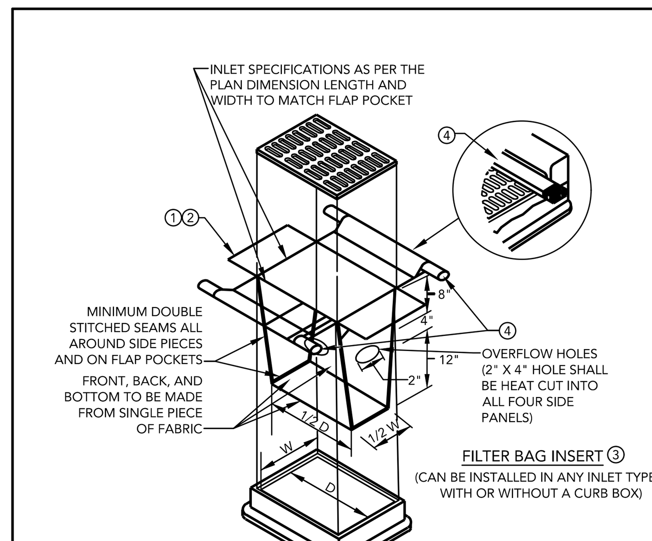
24. THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS OR AS-BUILT DRAWINGS VERIFYING PROPER CONSTRUCTION OF THE BMPS.

ESTIMATED QUANTITIES

DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	N/A
PREFABRICATED CONCRETE WASHOUT	EA	1
SILT FENCE (STANDARD)	LF	1020
EROSION CONTROL BLANKET	SY	N/A
INLET PROTECTION	EA	13
BIO-ROLL	LF	N/A
STAGE 2 SILT FENCE (STANDARD)	LF	N/A

CONSTRUCTION STORMWATER SPECIAL WATERS SEARCH MAP



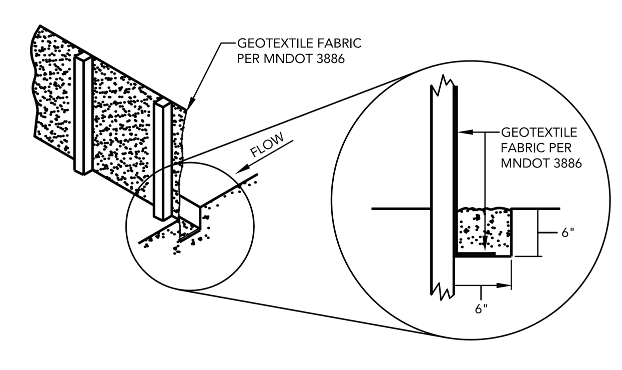


FILTER BAG INSERT ③
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX)

NOTES:
SEE SPECS. 2573, 3137, 3886 & 3891.
MANUFACTURED ALTERNATIVES LISTED ON Mn/DOT'S APPROVED PRODUCTS LIST MAY BE SUBSTITUTED.
① ALL GEOTEXTILE USED FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS, MEETING SPEC. 3886.
② FINISHED SIZE, INCLUDING POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
③ INSTALLATION NOTES:
3.1. DO NOT INSTALL FILTER BAG INSERT IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
3.2. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE OF 3 INCHES BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES.
3.3. WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCH SIDE CLEARANCE.
④ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH OR USE A ROCK SOCK OR SAND BAGS IN PLACE OF THE FLAP POCKETS.

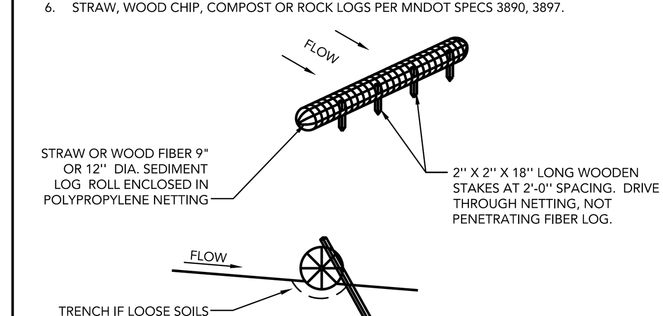
LOUCKS | INLET PROTECTION - FILTER BAG INSERT | LOUCKS PLATE NO. 3015 | DRAWN 2/2016

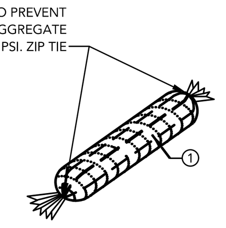
NOTES:
1. PLACE BOTTOM EDGE OF FENCE INTO 6 IN DEEP TRENCH AND BACKFILL IMMEDIATELY.
2. POSTS SHALL BE:
   - 6 FT MAX. SPACING.
   - 2 IN X 2IN HARDWOOD, OR STANDARD STEEL T-TYPE FENCE POSTS.
   - 5' MIN. LENGTH POSTS, DRIVEN 2 FT INTO THE GROUND.
3. ATTACH FABRIC TO WOOD POST WITH A MIN. OF 5, 1 INCH LONG STAPLES.
4. ATTACH FABRIC TO STEEL POST WITH A MIN. OF 3 ZIP TIES IN TOP 8 INCHES OF FABRIC.



LOUCKS | SILT FENCE | LOUCKS PLATE NO. 3000 | DRAWN 2/2016

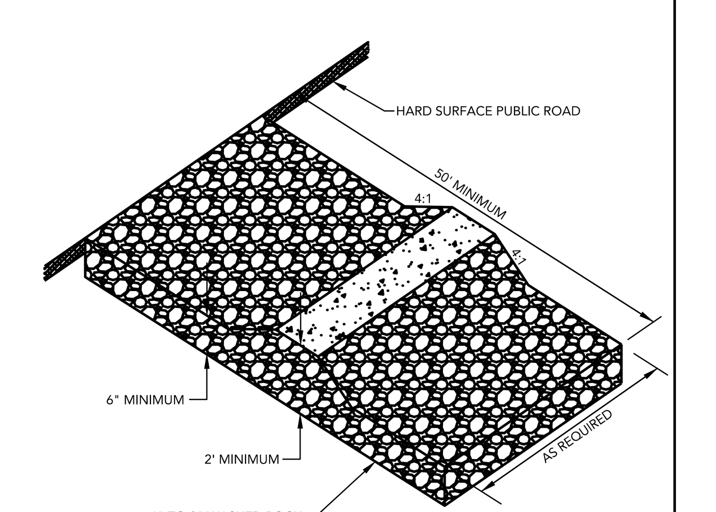
NOTES:
1. PLACE BOTTOM EDGE OF WIRE FENCE INTO 6 IN DEEP TRENCH.
2. POSTS SHALL BE:
   - 6 FT MAX. SPACING.
   - STANDARD STEEL T-TYPE POSTS.
   - 5' MIN. LENGTH POSTS, DRIVEN 2 FT INTO THE GROUND.
3. ATTACH WIRE FENCE TO STEEL POSTS WITH NO. 9 GA. ALUMINUM WIRE OR NO. 9 GALVANIZED STEEL PRE-FORMED CLIPS.
4. ATTACH FABRIC TO WIRE FENCING WITH WIRE OR ZIP TIES. A MIN. OF 3 ZIP TIES PER POST. EXTEND BOTTOM OF FABRIC INTO TRENCH.
5. BACKFILL TRENCH & COMPACT.
6. STRAW, WOOD CHIP, COMPOST OR ROCK LOGS PER MNDOT SPECS 3890, 3897.





NOTES:
SEE SPECS. 2573, 3137, 3890 & 3897.
MANUFACTURED ALTERNATIVES LISTED ON Mn/DOT'S APPROVED PRODUCTS LIST MAY BE SUBSTITUTED.
① GEOTEXTILE SOCK BETWEEN 4-10 FEET LONG AND 4-6 INCH DIAMETER. SEAM TO BE JOINED BY TWO ROWS OF STITCHING WITH A PLASTIC MESH BACKING OR PROVIDE A HEAT BONDED SEAM (OR APPROVED EQUIVALENT). FILL ROCK LOG WITH OPEN GRADED AGGREGATE CONSISTING OF SOUND DURABLE PARTICLES OF COARSE AGGREGATE CONFORMING TO SPEC. 3137 TABLE 3137-1; CA-3 GRADATION.

LOUCKS | BIO-ROLL OR ROCK LOG | LOUCKS PLATE NO. 3002 | DRAWN 11/2016



NOTES:
1. ROCK SIZE SHOULD BE 1" TO 2" IN SIZE SUCH AS MN/DOT CA-1 OR CA-2 COURSE AGGREGATE. (WASHED)
2. A GEOTEXTILE FABRIC MAY BE USED UNDER THE ROCK TO PREVENT MIGRATION OF THE UNDERLYING SOIL INTO THE STONE.

LOUCKS | ROCK ENTRANCE TO CONSTRUCTION SITE | LOUCKS PLATE NO. 3003 | DRAWN 2/2016

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LEO A DALY
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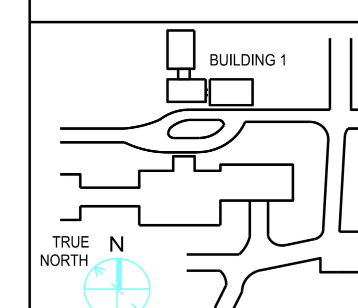
Structural | Mechanical | Electrical | Security

LOUCKS

KEY PLAN



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Project No. 023-10341-000
10/07/2022

SHEET
SWPPP NOTES

C3-5

DESIGN DEVELOPEMENT

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SCALE IN FEET

0 20 40

CIVIL LEGEND

EXISTING		PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATEVALVE	
PIV	POST INDICATOR VALVE	PIV
	LIGHT POLE	
	POWER POLE	
	SIGN	
BM #3	BENCHMARK	
SB	SOIL BORINGS	SB
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
W	WATER SERVICE	
S	SANITARY SERVICE	
	HANDICAP PARKING	
100	DIRECTION OF FLOW	100
956.4	SPOT ELEVATION	956.4
924	CONTOURS	924
>	SANITARY SEWER	
>>	STORM SEWER	
	WATERMAIN	
FM	FORCEMAIN	FM
>> DT	DRAINTILE	>> DT
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREELINE	
	EASEMENT LINE	
	SETBACK LINE	
X X	FENCE LINE	X X
TEL	UNDERGROUND TELE	
GAS	UNDERGROUND GAS	
OH	OVERHEAD UTILITY	
FO	UNDERGROUND FIBER OPTIC	
ELE	UNDERGROUND ELECTRIC	
CTV	UNDERGROUND CABLE TV	
	PROPERTY LINE	
	CONIFEROUS TREE	
	DECIDUOUS TREE	
	PARKING COUNTS	23

UTILITY NOTES

1. ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS,THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT , AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 2013 EDITION.
2. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
3. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
4. ALL STORM SEWER , SANITARY SEWER AND WATER SERVICES SHALL TERMINATE 5' FROM THE BUILDING FACE UNLESS OTHERWISE NOTED.
5. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION FROM WATERMAIN IS REQUIRED FOR ALL UTILITES UNLESS OTHERWISE NOTED.
6. PROPOSED PIPE MATERIALS:
   - WATERMAIN COPPER 2" DIAMETER
   - STORM SEWER PVC SCH 406-10" DIAMETER
   - SANITARY SEWER SDR 35 4" DIAMETER
7. ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820
8. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT (SEE MINNESOTA RULES, PART 4715.0700). APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, AND OTHER STRUCTURES.
9. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINS MUST COMPLY WITH MINNESOTA RULES, PART 4715.0540:
   - a. PIPES 4-INCH TO 10-INCH IN SIZE MUST COMPLY WITH AASHTO M252.
   - b. PIPES 12-INCH TO 60-INCH IN SIZE MUST COMPLY WITH ASTM F2306.
   - c. ALL FITTINGS MUST COMPLY WITH ASTM D3212.
   - d. WATER-TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS INCLUDING STRUCTURES.

WARNING:

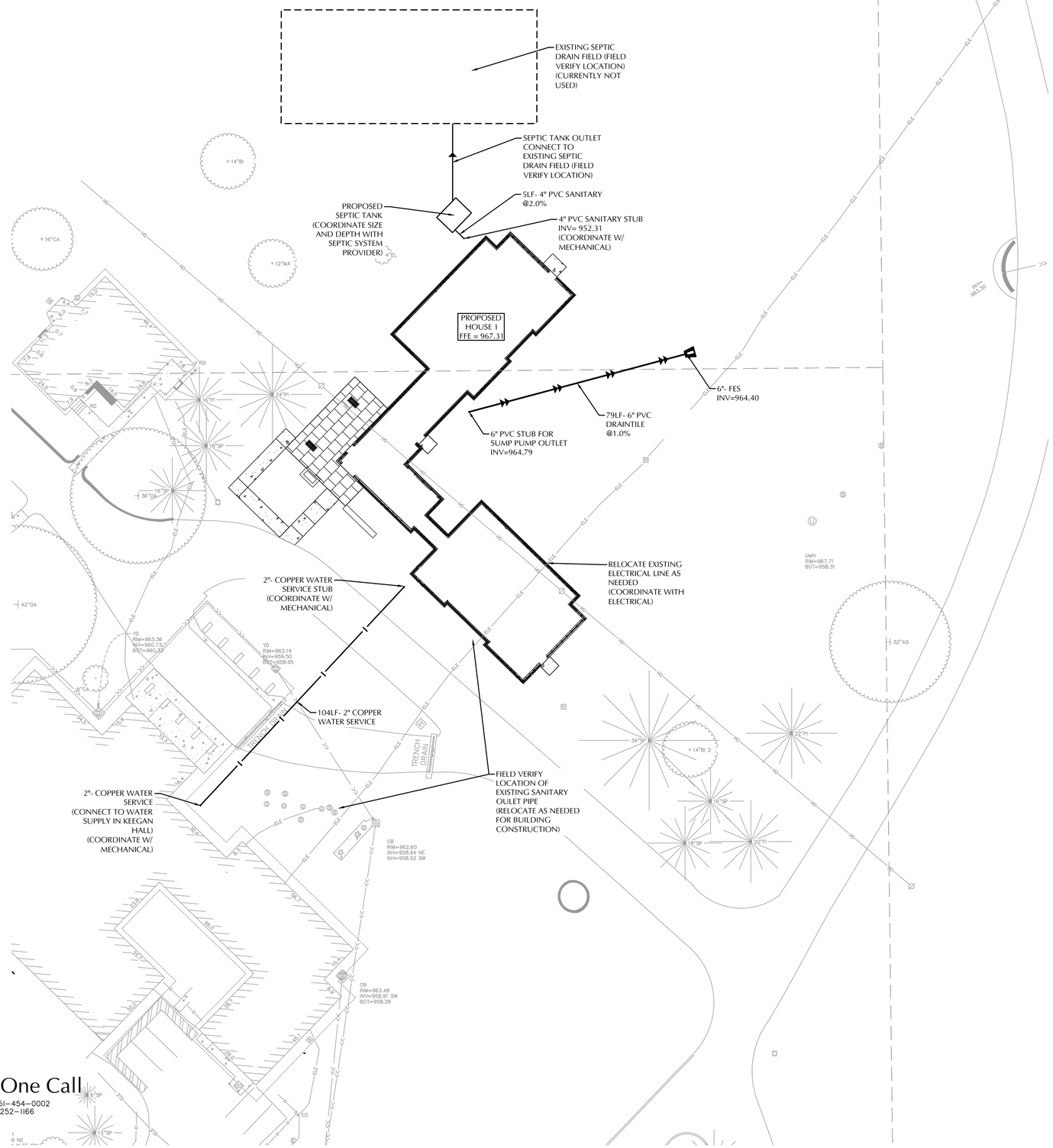
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG!

Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166



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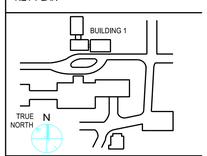
Structural | Mechanical | Electrical | Lighting

LOUCKS

KEY PLAN



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Project No. 023-10341-000
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SHEET
UTILITY PLAN
HOUSE 1

C4-1

DESIGN DEVELOPEMENT

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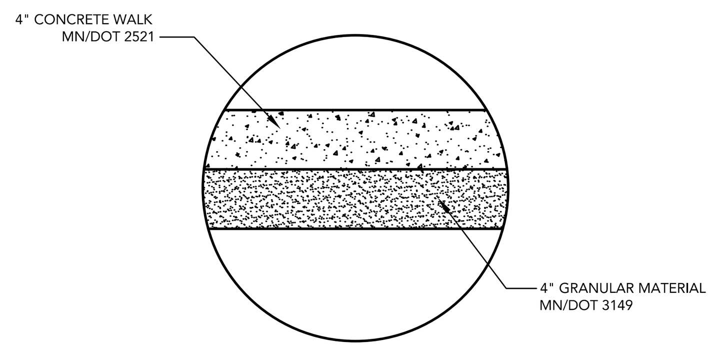
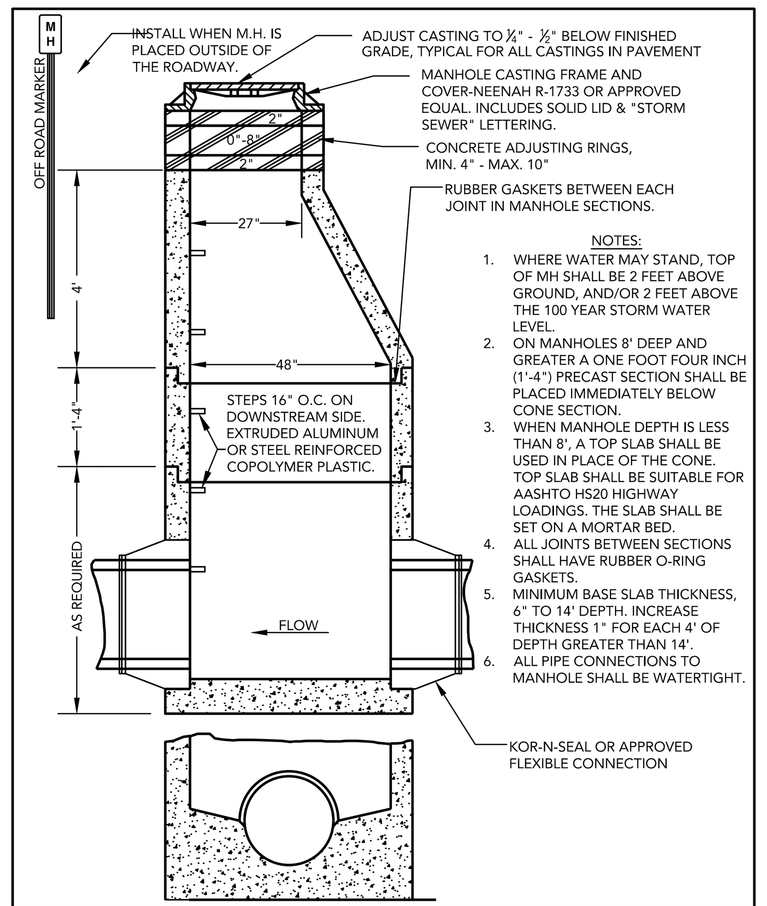


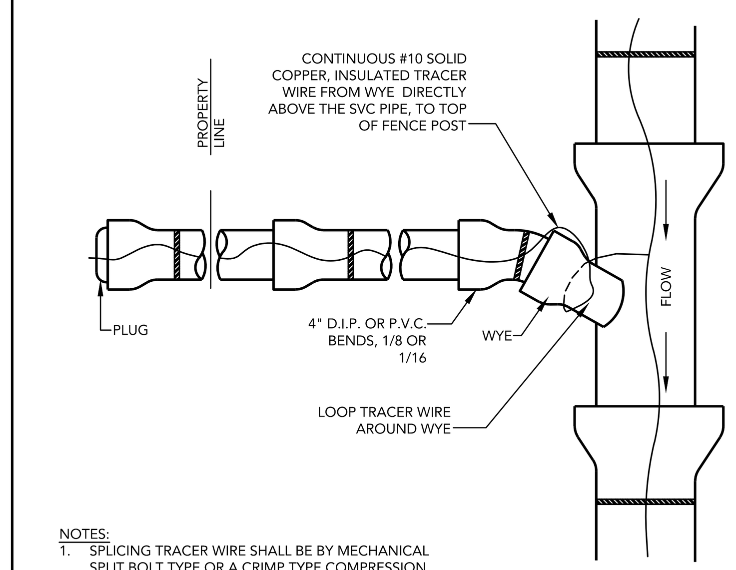
LOUCKS	CONCRETE SIDEWALK SECTION	LOUCKS PLATE NO. 2034
		DRAWN 12/2016



NOTES:

1. WHERE WATER MAY STAND, TOP OF MH SHALL BE 2 FEET ABOVE GROUND, AND/OR 2 FEET ABOVE THE 100 YEAR STORM WATER LEVEL.
2. ON MANHOLES 8' DEEP AND GREATER A ONE FOOT FOUR INCH (1'-4") PRECAST SECTION SHALL BE PLACED IMMEDIATELY BELOW CONE SECTION.
3. WHEN MANHOLE DEPTH IS LESS THAN 8', A TOP SLAB SHALL BE USED IN PLACE OF THE CONE. TOP SLAB SHALL BE SUITABLE FOR AASHTO HS20 HIGHWAY LOADINGS. THE SLAB SHALL BE SET ON A MORTAR BED.
4. ALL JOINTS BETWEEN SECTIONS SHALL HAVE RUBBER O-RING GASKETS.
5. MINIMUM BASE SLAB THICKNESS, 6" TO 14' DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATER THAN 14'.
6. ALL PIPE CONNECTIONS TO MANHOLE SHALL BE WATERTIGHT.

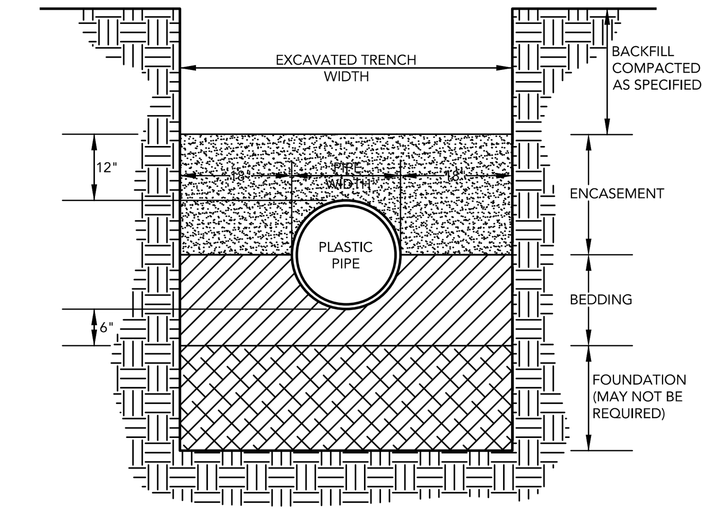
LOUCKS	STANDARD STORM SEWER MANHOLE WITH CONE SECTION	LOUCKS PLATE NO. 4300
		DRAWN 2/2016



NOTES:

1. SPLICING TRACER WIRE SHALL BE BY MECHANICAL SPLIT BOLT TYPE OR A CRIMP TYPE COMPRESSION FITTING, FULLY ENCASED IN APPROVED ELECTRICAL INSULATION PUTTY.
2. WIRE SHALL BE SECURED TO PIPE WITH 2" WIDE PVC TAPE. SECURE WIRE AT ALL BENDS, WYES & LONGITUDINALLY EVERY 10 FEET.

LOUCKS	TRACER WIRE FOR NON-CONDUCTIVE SEWER PIPE	LOUCKS PLATE NO. 4007
		DRAWN 2/2016



NOTE:
GRANULAR MATERIALS FURNISHED FOR USE IN FOUNDATION, BEDDING, ENCASEMENT, OR BACKFILL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

- FOUNDATION MATERIALS SHALL HAVE 100% PASSING THE 1 1/2" SIEVE AND A MAXIMUM OF 10% PASSING THE No. 4 SIEVE. NOT LESS THAN 50% OF THE MATERIAL RETAINED BY THE No. 4 SIEVE SHALL HAVE ONE (1) OR MORE CRUSHED FACES. HARD, DURABLE CRUSHED CARBONATE QUARRY ROCK MAY BE USED FOR FOUNDATION MATERIALS.
- BEDDING AND ENCASEMENT MATERIALS FOR FLEXIBLE PIPE SHALL MEET THE REQUIREMENTS OF MNDOT SPECIFICATION 3149.2B1, GRANULAR BORROW, EXCEPT THAT 100% SHALL PASS THE ONE INCH (1") SIEVE.
- BACKFILL MATERIALS SHALL CONSIST OF SUITABLE EXISTING TRENCH MATERIALS, EXCEPT AS OTHERWISE SPECIFIED. SUITABLE MATERIAL SHALL BE DEFINED AS A MINERAL SOIL FREE OF FOREIGN MATERIALS (RUBBISH, ORGANICS & DEBRIS), FROZEN CLUMPS, OVERSIZE STONE, ROCK, CONCRETE OR BITUMINOUS CHUNKS, AND OTHER UNSUITABLE MATERIALS THAT MAY DAMAGE PIPE, PREVENT THOROUGH COMPACTION, OR INCREASE THE RISKS OF SETTLEMENT.

LOUCKS	PLASTIC PIPE BEDDING	LOUCKS PLATE NO. 4008
		DRAWN 2/2016

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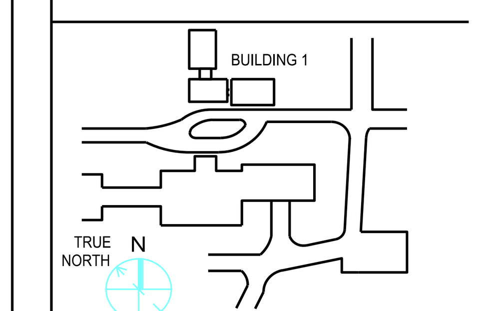
LOUCKS

KEY PLAN



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DETAILS

C8-1

DESIGN DEVELOPMENT

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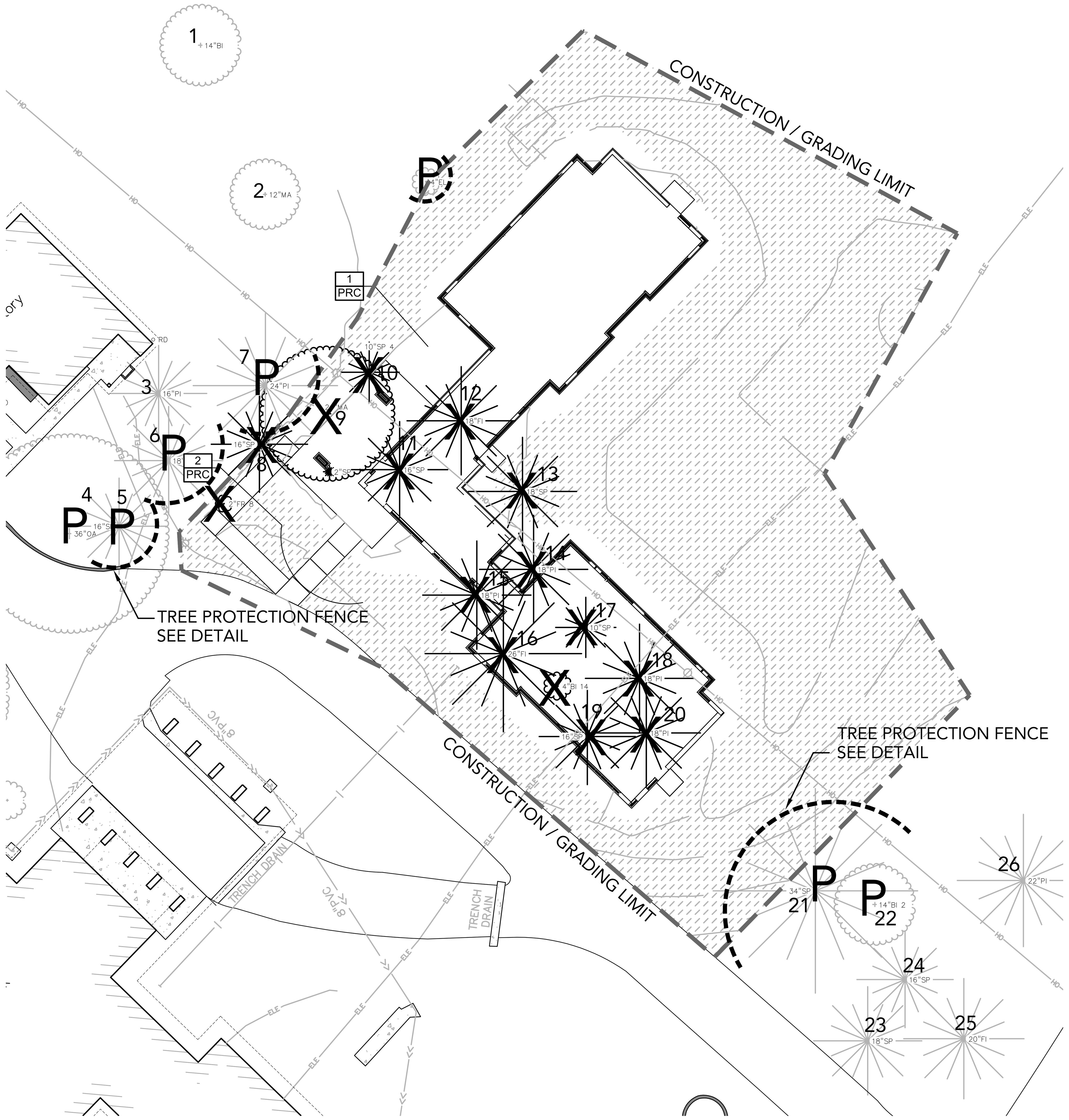
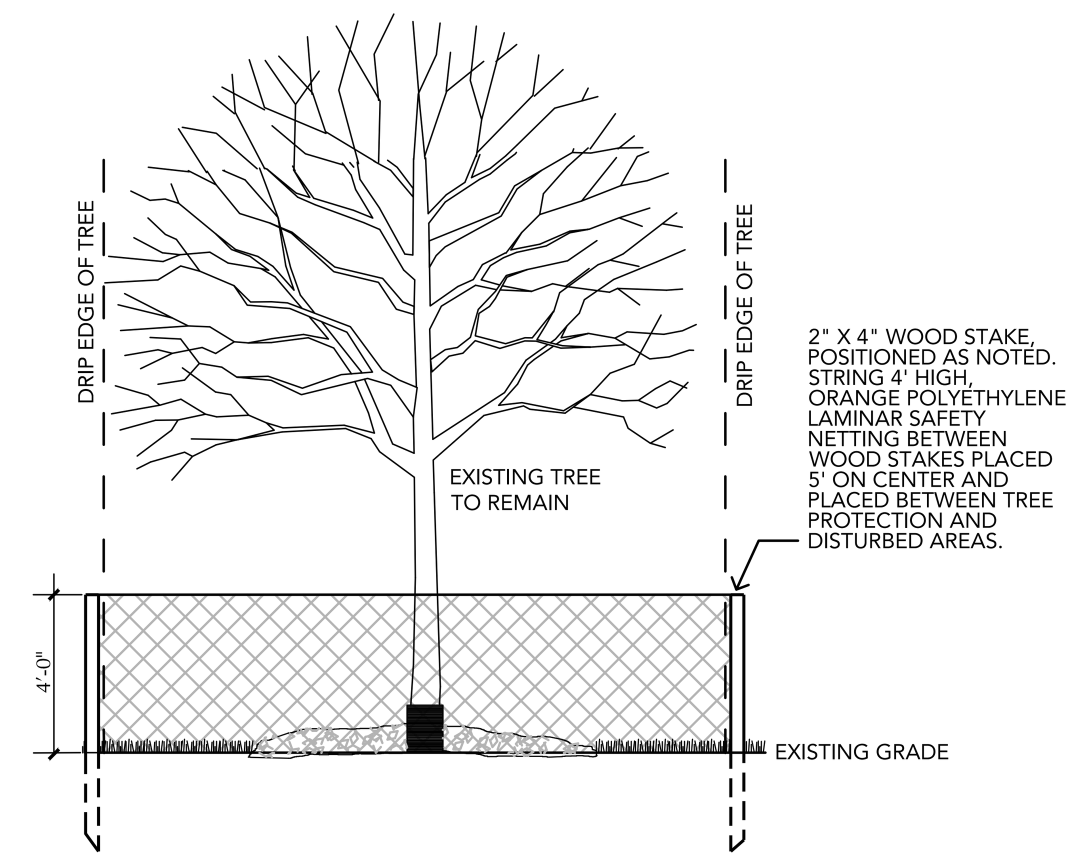


TREE PRESERVATION PLAN



TREE PROTECTION NOTE:
INSTALL SNOW FENCE AROUND EACH TREE TO BE PROTECTED PRIOR TO GRADING. FENCE SHALL BE PLACED AT THE DRIP EDGE OR CRITICAL ROOT ZONES OF THE TREES. FENCING SHALL BE NO CLOSER THAN 6' TO THE TRUNK OF ANY TREE TO BE PROTECTED. THE PERIMETERS FOR TREES BEING PROTECTED SHALL BE DESIGNATED AT ALL TIMES DURING CONSTRUCTION ACTIVITY AND SIGNAGE SHALL BE INSTALLED AT ALL TREE PROTECTION AREAS THAT INSTRUCTS WORKERS TO STAY OUT. CONTRACTOR SHALL AVOID ALL AREAS WITHIN TREE PROTECTION FENCE. SOIL SHOULD BE PROTECTED FROM EROSION AND CHANGES IN CHEMISTRY FROM CONCRETE OR TOXIC MATERIALS SUCH AS FUELS AND PAINTS.

THE CONTRACTOR SHALL HAVE "TREE PAINT" ON SITE AT ALL TIMES. IF AN OAK IS WOUNDED DURING CONSTRUCTION, THE CONTRACTOR MUST IMMEDIATELY APPLY PAINT TO THE WOUND IN ORDER TO PREVENT OAK WILT. ALL DAMAGE TO TREES TO BE PROTECTED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT.

1 TREE PROTECTION
SCALE: 1/4" = 1'-0"
LOUCKS
Tree Protection.dwg

LEGEND:

- CONSTRUCTION / GRADING LIMITS
- SIGNIFICANT TREE TO BE REMOVED
- SIGNIFICANT TREE TO BE PROTECTED

N
0 10 20
SCALE IN FEET

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SIGNIFICANT TREE TABLE - SURVEY LIMIT

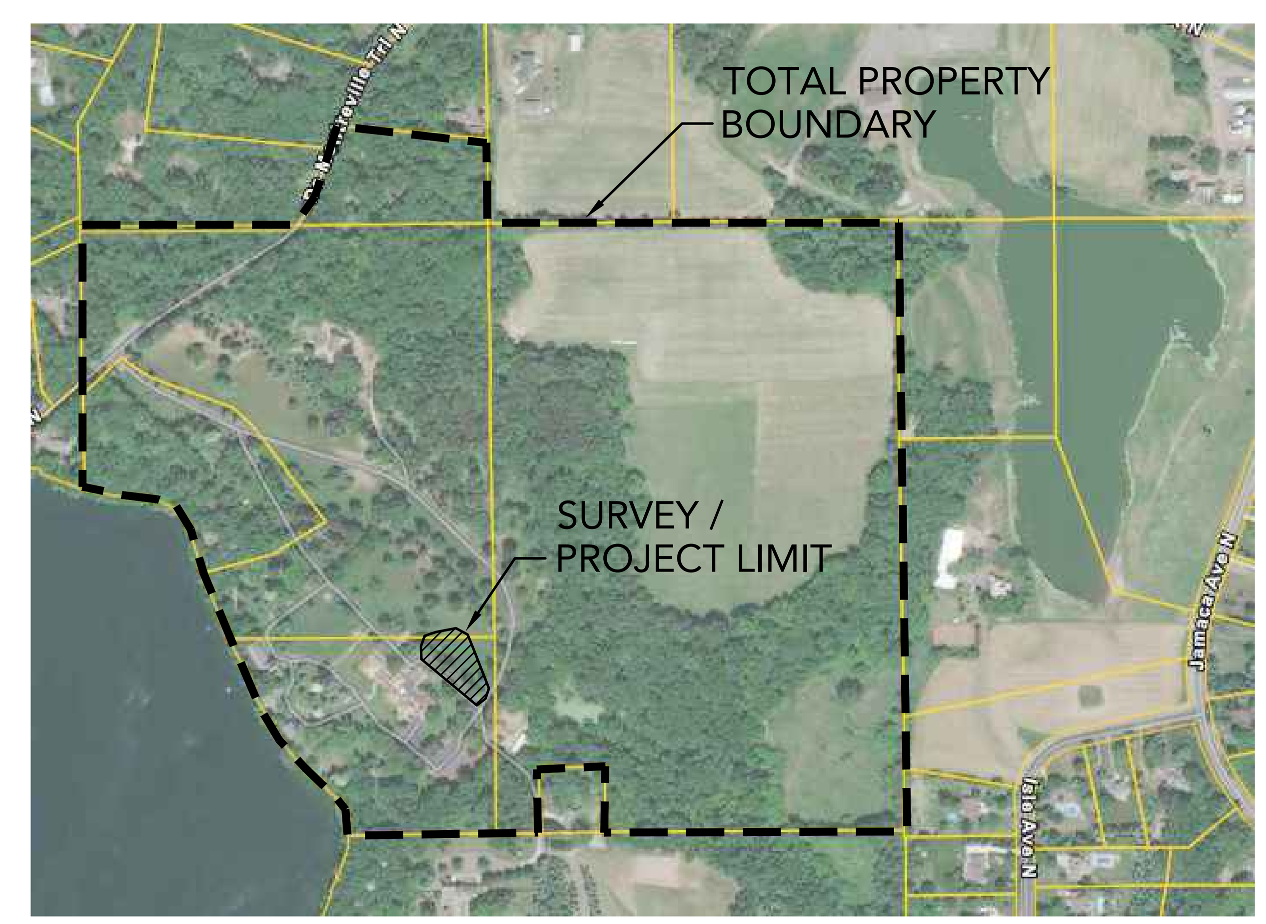
TREE #	SPECIES	DIAM	FORM	DISPOSITION
1	BIRCH	14"	SINGLE	SAVED
2	MAPLE	12"	SINGLE	SAVED
3	PINE	16"	SINGLE	SAVED
4	OAK	36"	SINGLE	SAVED
5	SPRUCE	16"	SINGLE	SAVED
6	SPRUCE	18"	SINGLE	SAVED
7	PINE	24"	SINGLE	SAVED
8	SPRUCE	16"	SINGLE	REMOVED
9	MAPLE	24"	SINGLE	REMOVED
10	SPRUCE	10"	QUAD	REMOVED
11	SPRUCE	16"	SINGLE	REMOVED
12	FIR	18"	SINGLE	REMOVED
13	SPRUCE	18"	SINGLE	REMOVED
14	PINE	18"	SINGLE	REMOVED
15	PINE	18"	SINGLE	REMOVED
16	FIR	26"	SINGLE	REMOVED
17	SPRUCE	10"	SINGLE	REMOVED
18	PINE	18"	SINGLE	REMOVED
19	SPRUCE	16"	SINGLE	REMOVED
20	PINE	18"	SINGLE	REMOVED
21	SPRUCE	34"	SINGLE	SAVED
22	BIRCH	14"	DOUBLE	SAVED
23	SPRUCE	18"	SINGLE	SAVED
24	SPRUCE	16"	SINGLE	SAVED
25	FIR	20"	SINGLE	SAVED
26	PINE	22"	SINGLE	SAVED

TREE REMOVAL QUANTITIES - SURVEY LIMIT (SEE NOTES)

	CAL. INCHES
COMMON TREE TOTAL COMMON TREES REMOVED	352 202 (57%)
HARDWOOD TREES TOTAL HARDWOOD TREES REMOVED	64 24 (40%)
SPECIMAN TREES TOTAL SPECIMAN TREES REMOVED	70 0

TREE REMOVAL NOTES:

TREE INVENTORY SURVEY WAS LIMITED TO THE IMMEDIATE CONSTRUCTION AREA ONLY. THE TOTAL PROPERTY INCLUDES FIVE SEPARATE PARCELS, ALL OF WHICH ARE HEAVILY WOODED (SEE BELOW). WHEN COMPARING THE AMOUNT OF TREES PROPOSED TO BE REMOVED FOR THIS PROJECT AGAINST THE TOTAL TREES ON THE PROPERTY, THE PERCENTAGES ARE ALL WELL WITHIN THE 30% ALLOWABLE.



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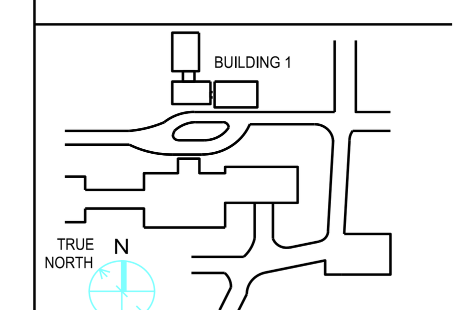
Minneapolis, MN 55402

LOUCKS

KEY PLAN



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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Gregory A. Johnson
License No. 24610
Date 09/14/22
NOT FOR CONSTRUCTION

Loucks Project No.	21218
Project Lead	NMM
Drawn By	GAJ
Checked By	NMM
Review Date	09/14/22

PLANNING REVIEW SET

Project No. 023-10341-000
10/07/2022

SHEET
TREE PRESERVATION PLAN

L1-1

DESIGN DEVELOPMENT

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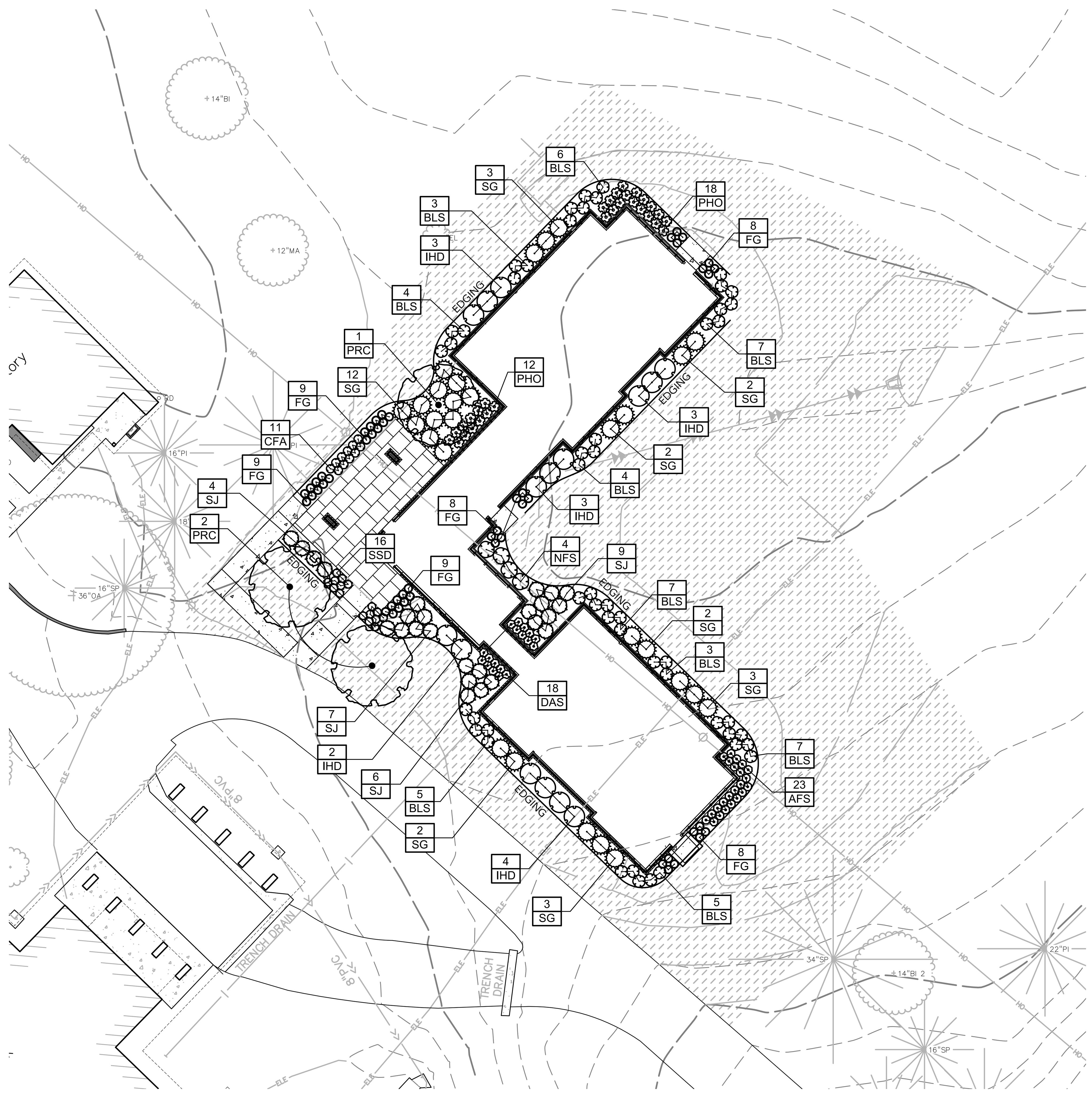

LANDSCAPE PLAN

GENERAL NOTES:

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND / OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS / GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES. CONTRACTOR TO PROVIDE THE NECESSARY PROTECTION FOR THE UTILITIES BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS. CONTRACTOR TO NOTIFY GENERAL CONTRACTOR OF ANY CONCERNS PRIOR TO INSTALLATION OF PLANTINGS.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB / GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND / OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

PLANT SCHEDULE

ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	
PRC	3	PRAIRIE ROSE CRABAPPLE	Malus x `Prairie Rose`	B & B	1.5"Cal	
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
BLS	56	BIRCH-LEAF SPIREA	Spirea x betulifolia `Tor`	5 gal	24" HGT	36" o.c.
IHD	15	IVORY HALO DOGWOOD	Cornus alba `Bailhalo` TM	5 gal	24" HGT	60" o.c.
NFS	4	NEON FLASH SPIREA	Spirea japonica `Neon Flash`	5 gal	24" HGT	48" o.c.
GRASSES	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
FG	55	FEATHER REED GRASS	Calamagrostis x acutiflora `Karl Foerster`	1 gal		24" o.c.
CONIFEROUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
SJ	27	SCANDIA JUNIPER	Juniperus sabina 'Scandia'	5 gal		48" o.c.
SG	30	SEA GREEN JUNIPER	Juniperus chinensis `Sea Green`	5 gal	18" SPRD	60" o.c.
TY	1	TAUNTON YEW	Taxus x media `Taunton`	5 gal	18" SPRD	48" o.c.
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
AFS	23	AUTUMN FIRE SEDUM	Sedum x `Autumn Fire`	1 gal		24" o.c.
CFA	11	COLOR FLASH ASTILBE	Astilbe x arendsii `Beauty of Ernst'	1 gal		24" o.c.
DAS	18	DEUTSCHLAND ASTILBE	Astilbe x arendsii `Deutschland`	1 gal		24" o.c.
PHO	42	PATRIOT HOSTA	Hosta x `Patriot`	1 gal		30" o.c.
SSD	16	STELLA SUPREME DAYLILY	Hemerocallis x `Stella Supreme`	1 gal		24" o.c.
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME		
	SOD	15,722 sf	TURF SOD			

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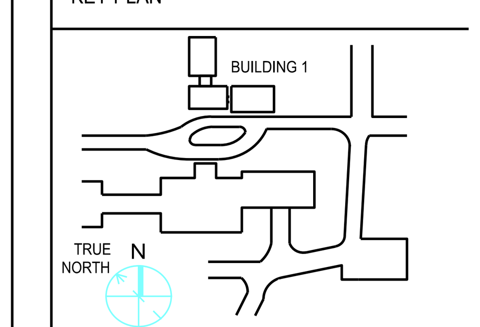

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Gregory A. Johnson , LA
License No. 24610
Date 09/14/22

NOT FOR CONSTRUCTION

Loucks Project No. 21218
Project Lead NMM
Drawn By GAJ
Checked By NMM
Review Date 09/14/22

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SHEET
LANDSCAPE PLAN

L2-1

DESIGN DEVELOPEMENT

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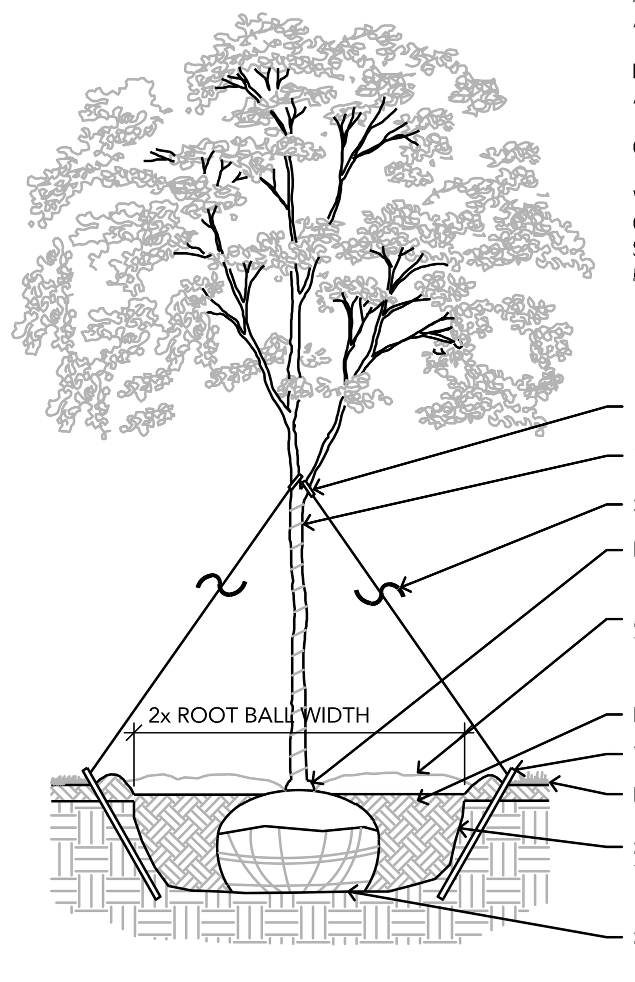
NOTES:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD. STAKING IS SUGGESTED, BUT NOT REQUIRED. ANY STAKING MUST CONFORM WITH PRACTICES AS DEFINED IN A.N.A. GUIDELINES FOR STANDARD PRACTICES.

PRUNE DAMAGED AND CROSSING BRANCHES AFTER PLANTING IS COMPLETE.

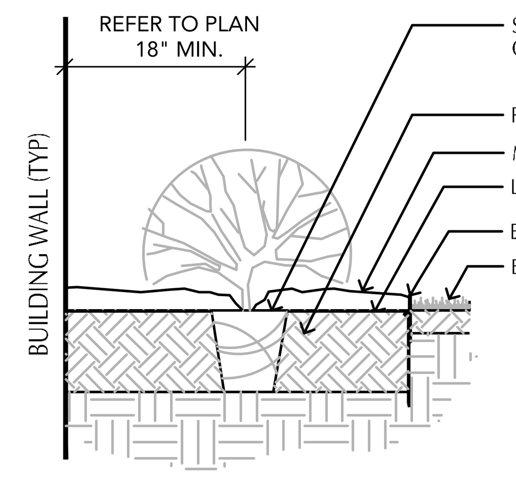
CUT BACK WIRE BASKET.

WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.



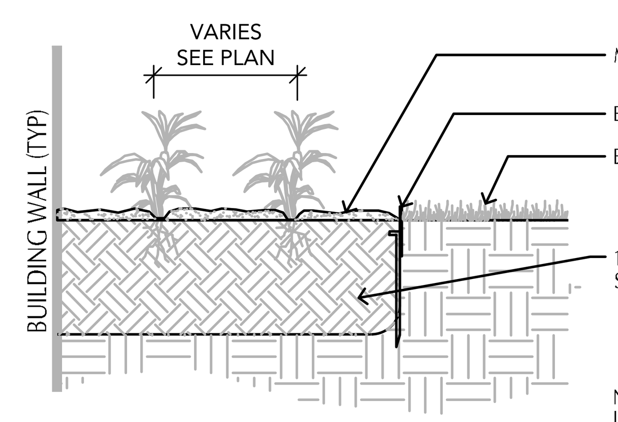
NOTE:
CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS.

1 DECIDUOUS TREE PLANTING
SCALE: 1/2" = 1'-0"
LOUCKS — Deciduous Tree Planting.dwg



LOOSEN ROOTS OF ALL CONTAINERIZED PLANTS. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING

2 SHRUB PLANTING
SCALE: 3/4" = 1'-0"
LOUCKS — Shrub Planting.dwg



NOTE:
LOOSEN ROOTS OF PLANT MATERIAL PRIOR TO PLANTING

3 PERENNIAL PLANTING
SCALE: 3/4" = 1'-0"
LOUCKS — Perennial Planting.dwg

LANDSCAPE INSTALLATION:

GENERAL NOTES

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. REMOVE ALL FLAGGING AND LABELS FROM PLANTS.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND / OR INSTALLATION.

PROTECT ALL EXISTING TREES ON SITE SCHEDULED TO REMAIN. IF EXISTING TREES ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING.

SOIL & GROUNDCOVER

ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND / OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEAT OR MANURE AND 10 PARTS SAND.

WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SOD ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

LANDSCAPE CONTRACTOR SHALL VERIFY THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

PLANTINGS INFO

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, ALL SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 5' ABOVE FINISHED GRADE.

PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR / ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR / ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR / ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND / OR QUOTATION.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

FERTILIZER

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. PLANTS MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 27-3-3 AT 6 OZ PER 2.5" CALIPER PER TREE AND 3 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 27-3-3 THE FOLLOWING SPRING IN THE TREE SAUCER.

EDGING FOR PLANTING BEDS

BLACK METAL EDGER TO BE USED TO CONTAIN SHRUBSAND PERENNIALS WHERE BED MEETS SOD UNLESS NOTED OTHERWISE.

PLANTING BED PREPARATION

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.

ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH AND FIBER MAT WEED BARRIER.

ALL TREES NOT IN PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH RING WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

INSPECTION AND WARRANTY

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE / PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

WARRANTY (ONE (1) FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

TIMING OF INSTALLATION

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED / SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

TREES ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15 AND JULY 1. NOTIFY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVOIDABLE.

IRRIGATION NOTES:

VERIFY EXISTING / PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND / OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED / SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

IRRIGATION SYSTEM IS NOT TO SPRINKLE ACROSS PAVEMENT NOR SHALL THE SYSTEM SPRINKLE THE BUILDING.

THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM.

PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING / SOD / SEED HAS BEEN ESTABLISHED.

IRRIGATION/WATERING NOTES:

IRRIGATION IS NOT PLANNED FOR THIS SITE. FOR THE HEALTH AND SURVIVAL OF ALL PROPOSED PLANTINGS, REGULAR WATERING OF THE PLANTINGS IS RECOMMENDED.

FOR ESTABLISHMENT OF PLANTINGS, THE CONTRACTOR IS TO REGULARLY WATER NEWLY INSTALLED PLANTINGS DURING PROJECT CONSTRUCTION. CONTRACTOR TO PROVIDE OWNER WITH WATERING RECOMMENDATIONS OR WATERING CONTRACT FOR THE ONE (1) YEAR WARRANTY PERIOD.

Demontreville Jesuit Retreat
8243 Demontreville Trail N
Lake Elmo, MN 55042

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8243 Demontreville Trail N, Lake Elmo, MN 55042

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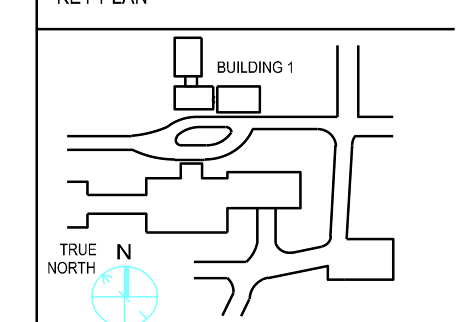
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402

LOUCKS

KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	
Design	
Draw	
Check	

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Gregory A. Johnson - LA
License No. 24610
Date 09/14/22

Loucks Project No. 21218
Project Lead NMM
Drawn By GAJ
Checked By NMM
Review Date 09/14/22

CONSTRUCTION DOCUMENTS

Project No. 023-10341-000
12/10/2021

SHEET
LANDSCAPE DETAILS

L3-1

DESIGN DEVELOPEMENT

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GENERAL FLOOR PLAN NOTES

1. FINISH FLOOR ELEVATION (FFE) 100'-0". SEE CIVIL PLANS FOR SITE DATUM TO COORDINATE WITH FINISHED FLOOR ELEVATION.
2. PENETRATIONS THROUGH NON-RATED FLOORS TO BE SEALED AT BOTH SIDES WITH MATERIALS APPROPRIATE TO THE ASSEMBLY CONSTRUCTION TO REDUCE SOUND TRANSMISSION.
3. PROVIDE BLOCKING AS REQUIRED TO SUPPORT WALL-MOUNTED ITEMS (INCLUDING, BUT NOT LIMITED TO MARKER BOARDS, SIGNAGE, CASEWORK, MILLWORK & TOILET ACCESSORIES AND OWNER SUPPLIED FF&E).
4. PROVIDE BLOCKING AT RAILINGS & GUARDRAILS CAPABLE OF SUPPORTING THE POINT & UNIFORM LOADS REQUIRED BY CODE.
5. VERIFY CLEARANCES REQUIRED FOR INSTALLATION OF RECESSED OR SEMI-RECESSED EQUIPMENT & FIXTURES (E.G. CABINETS, DISPENSERS, PANELS, ETC.) NOTIFY ARCHITECT IMMEDIATELY IF SPECIFIED WALL TYPES DO NOT PROVIDE ADEQUATE SPACE FOR PROPER INSTALLATION.
6. FLOOR PLAN DIMENSIONS ARE LOCATED FROM THE FINISHED FACE OF PARTITIONS, UNLESS NOTED OTHERWISE.
7. MASONRY DIMENSIONS ARE NOMINAL UNO
8. DO NOT SCALE DRAWINGS, DIMENSIONS SHALL GOVERN.
9. LOCATE DOOR FRAMES 4" CLEAR FROM ADJACENT PERPENDICULAR PARTITIONS (UNLESS NOTED OTHERWISE).
10. FOR MOUNTING HEIGHTS OF PLUMBING FIXTURES & ACCESSORIES SEE SHEET GI020
11. FOR WINDOW TYPES & DETAILS, SEE SHEETS AE601.
12. REFER TO SHEET IN601 FOR FINISHES.
13. SEE MATERIAL I.D. LIST ON SHEET GI003 FOR MATERIAL/FINISH/OBJECT CODES NOTED IN THE DRAWINGS, WITH ASSOCIATED SPECIFICATION SECTIONS PROVIDED FOR REFERENCE.

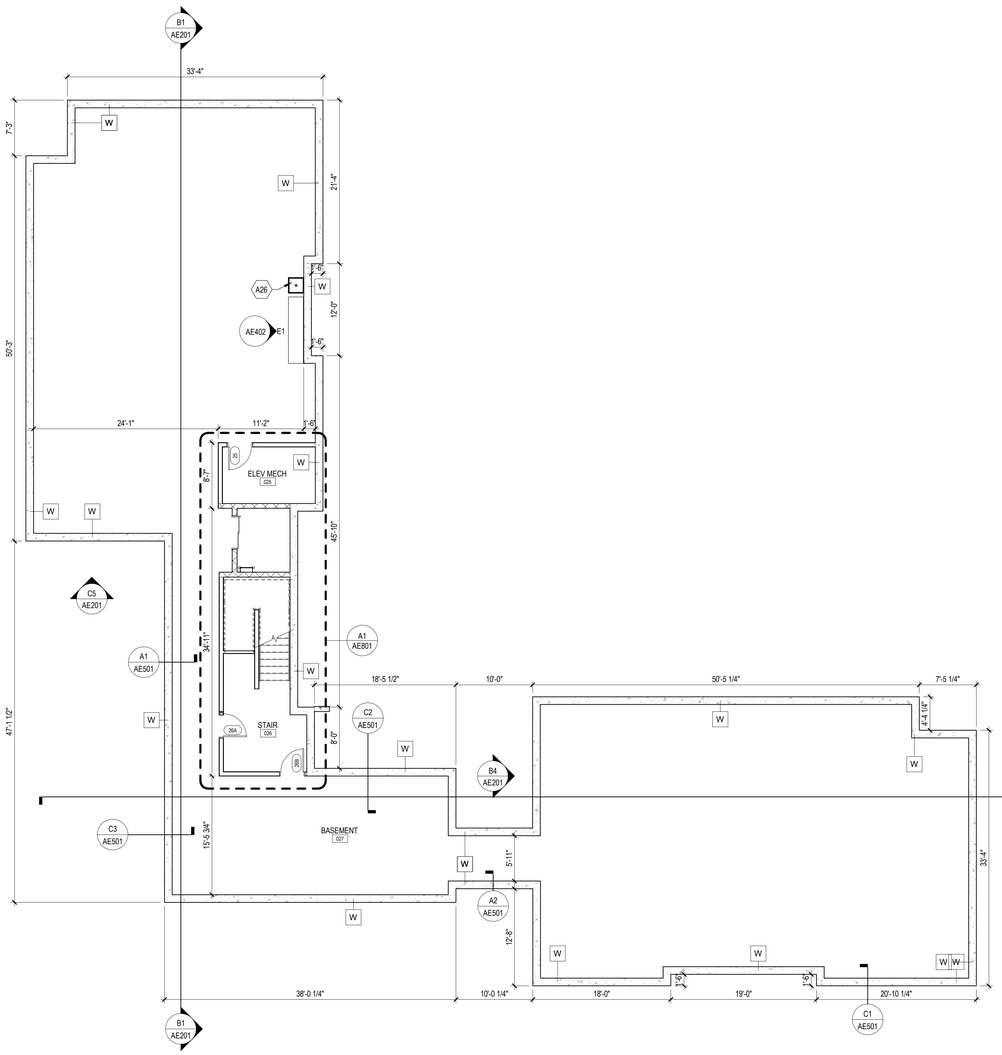
FLOOR PLAN LEGEND

NEW WALLS AND DOORS

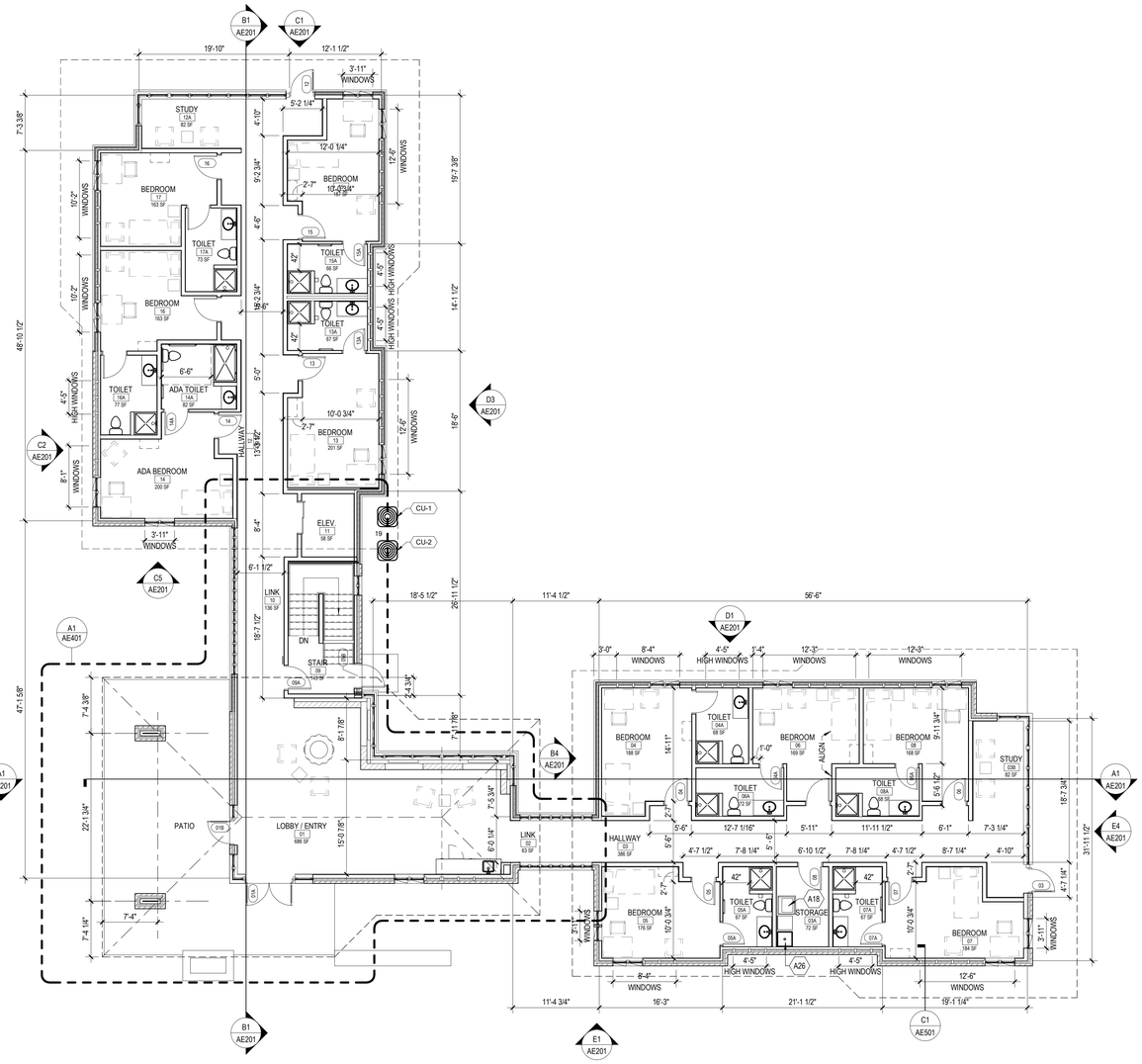
AREA NOT IN CONTRACT

KEYNOTE LEGEND

A18	STACKED DRYER AND WASHER
A26	SERVICE SINK



A1 BUILDING 1 - LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0"



A4 BUILDING 1 - LEVEL 1 PLAN
SCALE: 1/8" = 1'-0"

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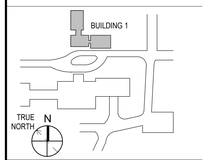
LOUCKS

KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	MRN
Design	JTB
Draw	SLW
Check	MRN / JTB

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BUILDING 1 - DESIGN

Project No. 023-10341-000
10/07/2022

OVERALL FLOOR PLANS - BUILDING 1

AE101

BUILDING 1 - DESIGN

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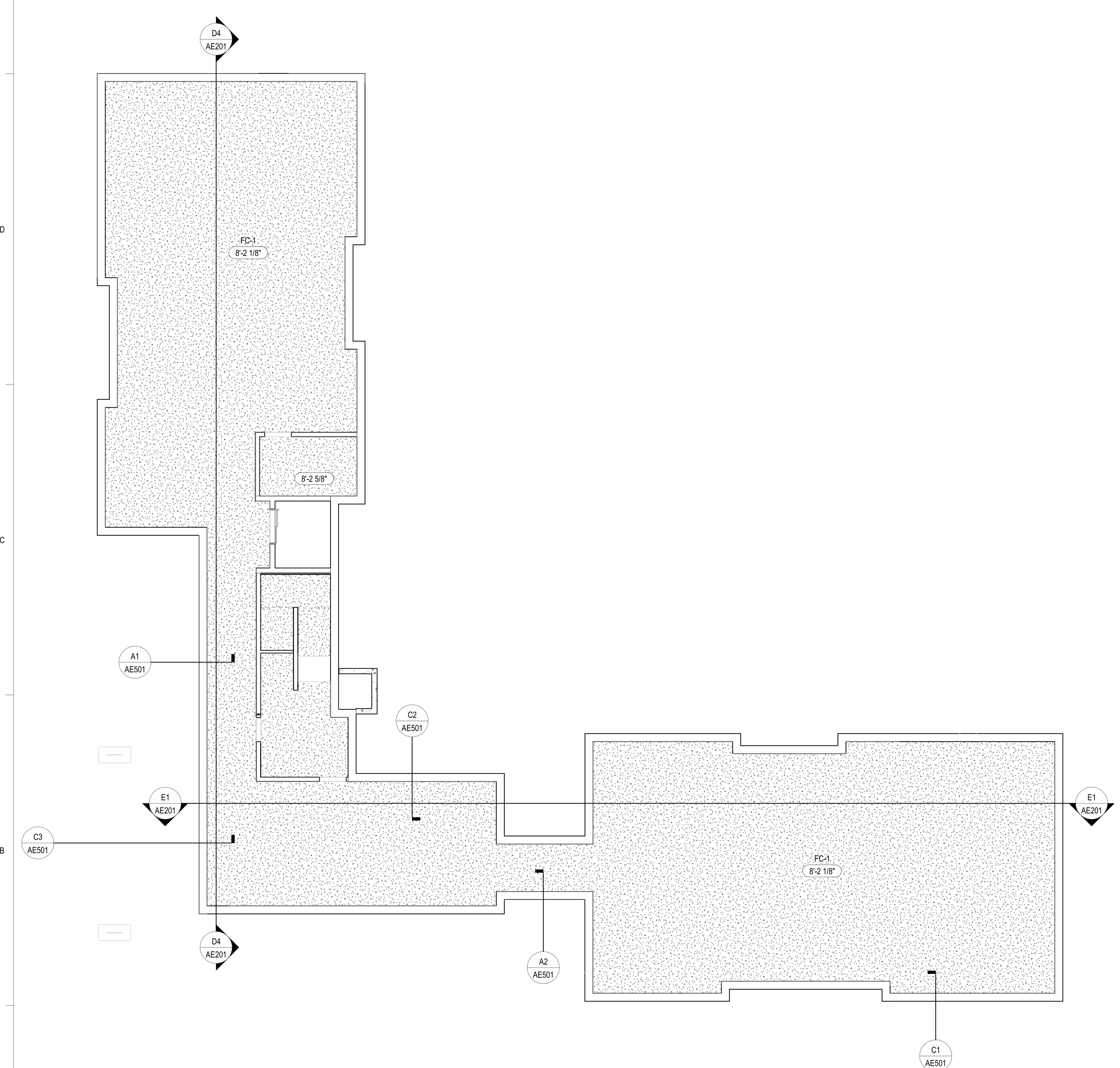
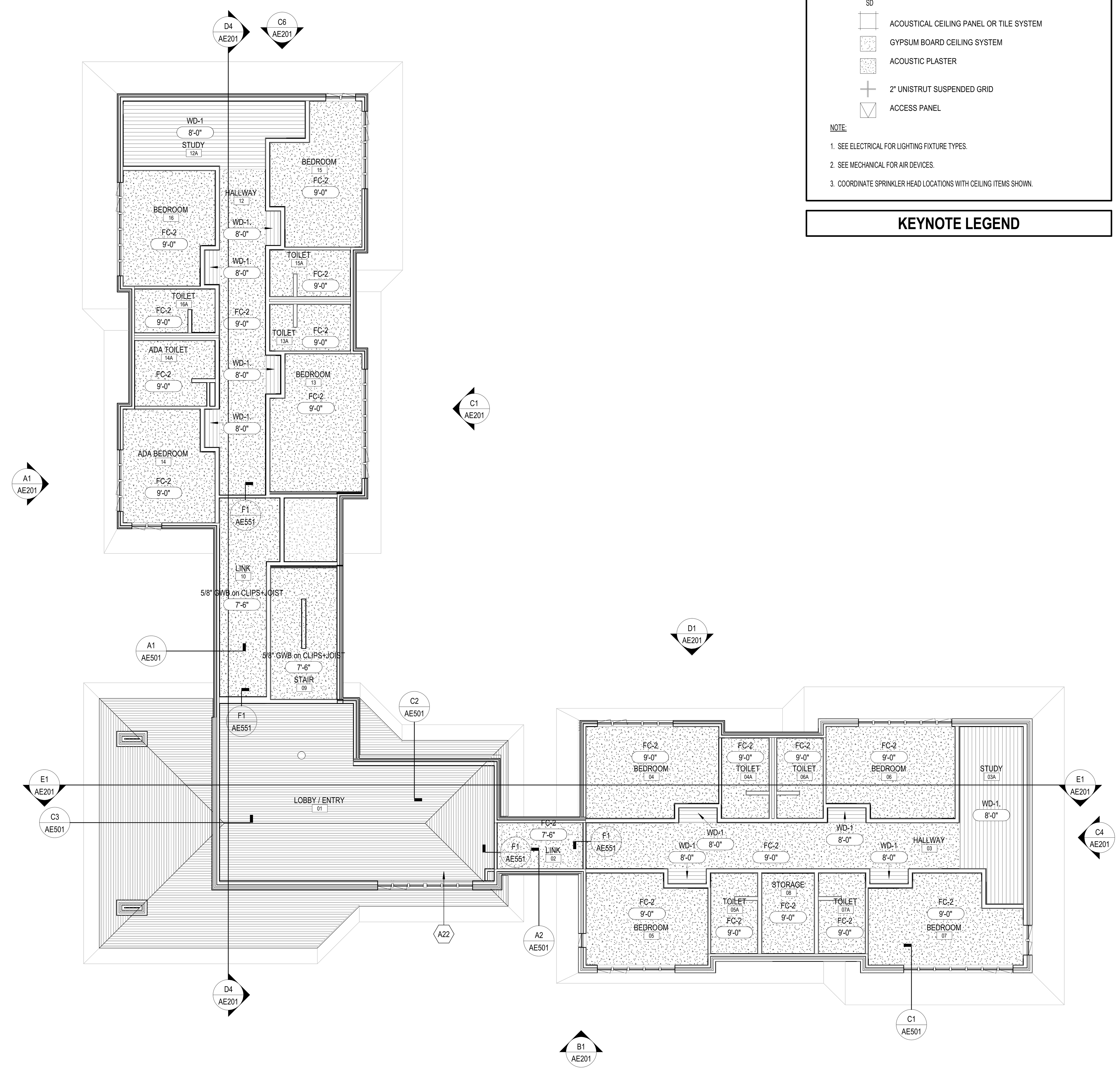


A1 CEILING PAN LOWER LEVEL SITE A
SCALE: 1/8" = 1'-0"



A4 CEILING PLAN LEVEL 1 SITE A
SCALE: 1/8" = 1'-0"

GENERAL CEILING PLAN NOTES

1. AREAS WITH NO CEILING INDICATION ARE EXPOSED PREFINISHED STRUCTURE. SEE FINISH PLANS AND ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
2. CONTRACTOR TO COORDINATE MOUNTING FLANGES OF ALL FIXTURES WITH CEILING TYPE TO RECIEVE FIXTURES
3. CONTRACTOR RESPONSIBLE FOR COORDINATION OF ALL MEP AND SPRINKLER WORK WITH HEIGHT AND TYPE OF CEILING
4. REFER TO SCHEDULE FOR FINISHES FOR CEILING FINISH DESIGNATIONS.
5. COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING DRAWINGS FOR SPECIFIC ACCESS PANEL LOCATIONS. NOT ALL ARE SHOWN ON THIS PLAN.
6. ALL DROPPED CEILING HEIGHTS INDICATED ON PLANS.
7. ALL FIXTURES SHOWN AT CEILING GRID TO BE CENTERED IN BOTH DIRECTIONS WITHIN THE TILE.
8. EXIT SIGNAGE MUST BE PER CURRENT CODE OF AUTHORITY HAVING JURISDICTION.

CEILING PLAN LEGEND

NEW WALL
SEE SPECIFICATIONS AND SHEER IN200
NEW GYP CEILING
NEW CEDAR CEILING (WD-1)
RECESSED TROFFER LIGHT FIXTURE
CEILING MOUNTED LIGHT FIXTURE
RECESSED LIGHT FIXTURE
FIRE EXIT LIGHT/SIGN
MECH SUPPLY AIR DIFFUSER
MECH RETURN AIR GRILLE
SD SMOKE DETECTOR
ACOUSTICAL CEILING PANEL OR TILE SYSTEM
GYPSUM BOARD CEILING SYSTEM
ACOUSTIC PLASTER
2" UNISTRUT SUSPENDED GRID
ACCESS PANEL

NOTE:

1. SEE ELECTRICAL FOR LIGHTING FIXTURE TYPES.
2. SEE MECHANICAL FOR AIR DEVICES.
3. COORDINATE SPRINKLER HEAD LOCATIONS WITH CEILING ITEMS SHOWN.

KEYNOTE LEGEND

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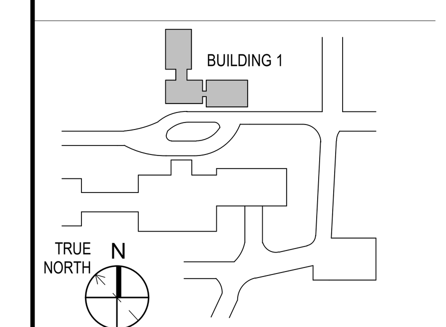

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CONSTRUCTION DOCUMENTS

Project No. 023-10341-000
12/13/2021

OVERALL CEILING PLAN - BUILDING 1

NOT UPDATED TO 10 BEDROOMS

AE102

CONSTRUCTION DOCUMENTS

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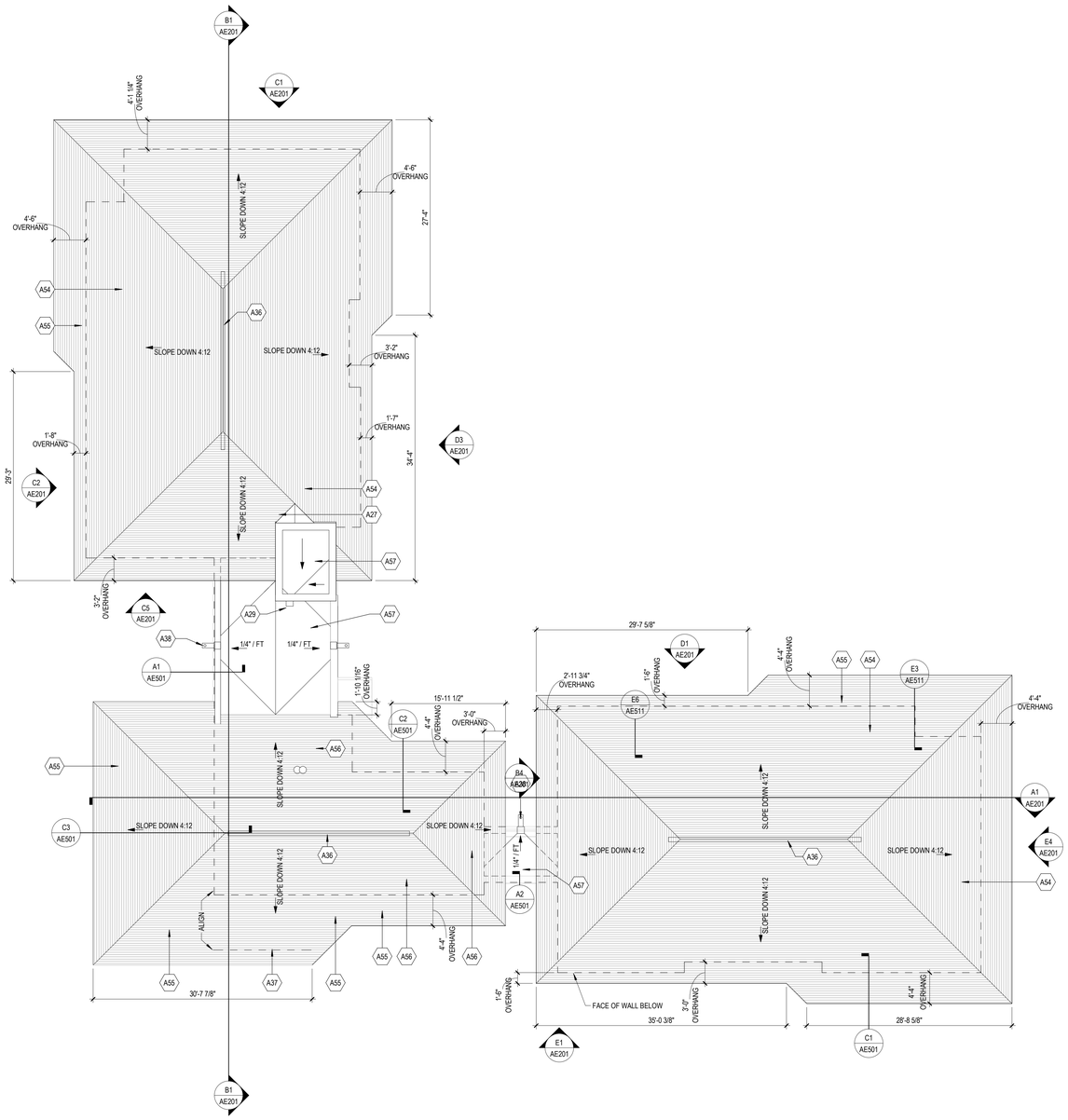

A1 BUILDING 1 - ROOF PLAN

SCALE: 1/8" = 1'-0"

GENERAL ROOF PLAN NOTES

1. MAINTAIN A MINIMUM SLOPE OF 2%, U.N.O.
2. REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF ROOF TOP EQUIPMENT AND CURBS.
3. ENSURE EQUIPMENT CURBS OVERHANG JOIST BELOW EQUALLY ON EACH SIDE AND CENTER EQUIPMENT ACCORDINGLY.
4. THE PLACEMENT OF ROOFTOP EQUIPMENT IS CRITICAL. IF ROOFTOP EQUIPMENT CAN NOT BE LOCATED AS INDICATED. NOTIFY ARCHITECT BEFORE EQUIPMENT IS INSTALLED.
5. INSTALL CRICKETS AT ALL ROOFTOP EQUIPMENT TO DIRECT WATER AROUND THE CURB OR EQUIPMENT.
6. ENSURE THAT ALL EXHAUST VENTS AND AIR INTAKES ARE A MIN. OF 10'-0 FEET APART.
7. DO NOT LOCATE EQUIPMENT LESS THAN 10'-0" FROM PARAPET WALLS OR ROOF EDGES, U.N.O..
8. SEALANT POCKETS AND PITCH POCKETS ARE NOT ACCEPTABLE FOR ANY PENETRATIONS OTHER THAN REFRIGERATION LINES AND RELATED REFRIGERATION EQUIPMENT. VERIFY WITH OWNER.
9. ROOF CURB SHALL HAVE THE CURB SET BY THE MECHANICAL OR REFRIGERATION CONTRACTOR. G.C. SHALL ENSURE ALL CURBS ARE INSTALLED LEVEL AND VERIFY PLACEMENT PER DRAWINGS. FLASHING, COUNTER- FLASHING, NAILERS TO BE INSTALLED BY THE ROOFING CONTRACTOR.
10. NEOPRENE FLASHING IS NOT PERMITTED.
11. ALL SINGLE - PLY FLASHING TO BE REINFORCED.
12. ALL WOOD USED ON THE ROOF FOR NAILERS, CURBS, BLOCKING ETC. SHALL BE PRESSURE TREATED EXCEPT THAT PROVIDED BY OWNER. ENSURE FASTENERS ARE APPROVED FOR THE PRESSURE TREATED WOOD. IF PT WOOD IS IN DIRECTED CONTACT WITH OTHER METALS. PROVIDE MEMBRANE BARRIER TO PREVENT CORROSION OF THE METAL BY CHEMICALS USED IN THE PT PROCESS. NAILS ARE NOT PERMITTED AT ANY LOCATION ON THE ROOF ABOVE OR BELOW THE MEMBRANE.
13. G.C. TO ENSURE THAT ALL LOOSE ITEMS THAT COULD DAMAGE OR PUNCTURE THE ROOF MEMBRANE (NAILS, SCREWS, SCRAP SHEET METAL, ETC.) ARE REMOVED IMMEDIATELY.
14. PROVIDE ADHESIVE WALKWAY PADS TO ENSURE A PROTECTED PATH OF TRAVEL AROUND ALL MECHANICAL EQUIPMENT AND ACCESS POINTS.
15. ALL MEMBRANES, ADHESIVES, SEAMS PLATES, COVER BOARDS, ETC. TO BE COMPATIBLE AND APPROVED BY ROOFING MEMBRANE MFR. FOR USE TOGETHER.
16. ROOF DETAILS ARE TO INDICATE DESIGN INTENT ONLY. ALL ROOFING DETAILS ARE TO BE APPROVED BY ROOFING MEMBRANE MFR. FOR USE WITH THIS PROJECT AND SHALL COMPLY WITH A 20YEAR MIN. WARRANTY. DETAILS BY THE ARCHITECT DO NOT OVERRIDE THE INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS OF THE MEMBRANE MFR. NOTIFY ARCHITECT OF ANY DISCREPANCY.
17. PAINT ALL EXPOSED GAS PIPING BRIGHT YELLOW. WARRANTY WITH MEP DRAWINGS AND OWNER.
18. ALL EQUIPMENT PLATFORMS SHALL BE INSTALLED LEVEL.
19. ROOF SLOPES ARE TYPICALLY CREATED BY SLOPED STRUCTURE, UNLESS NOTED OTHERWISE INDICATED.
20. PIPE STAND LOCATIONS SHALL BE COORDINATED BY THE CONTRACTOR BASED ON THE REFRIGERATION CONTRACTOR'S PIPING LAYOUT AND THE ROOF JOIST PROVIDER'S LAYOUT. ROOF JOIST PROVIDER SHALL COORDINATE WITH REFRIGERATION PIPING LAYOUT, AND PROVIDE JOISTS OF PROPER STRENGTH TO SUPPORT PIPE STANDS, IN LOCATIONS AS PROVIDED BY THE REFIRERATION CONTRACTOR.
21. ROOF STAIRS, INCLUDING STAIRS THAT CROSS OVER PIPE STANDS, SHALL BE SUPPLIED PER SPEC 055119. LOCATIONS OF CROSS OVER STAIRS SHALL BE COORDINATED BY THE CONTRACTOR BASED ON THE REFRIGERATION CONTRACTOR'S PIPING LAYOUT AND THE ROOF JOIST PROVIDER'S LAYOUT.

KEYNOTE LEGEND

A27	CRICKET
A29	SCUPPER & DOWNSPOUT
A36	CONTINUOUS RIDGE VENT
A37	PREFINISHED METAL RAIN DIVERTER
A38	SCUPPER WITH CHAIN: SEE B3/AE511
A54	RT-1W - CEDAR SHINGLES ON 2X TRUSSES
A55	RT-2 - CEDAR SHINGLES OVER OUTDOOR SPACE
A56	RT-3 - CEDAR SHINGLES OVER INDOOR SPACE
A57	RT-4 - EPDM ROOF

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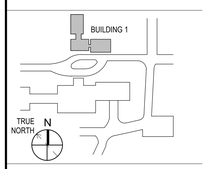
LOUCKS

KEY PLAN



REVISIONS

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FILE LOG

ACTIVITY	BY
Manager	MRN
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BUILDING 1 - DESIGN

Project No. 023-10341-000
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ROOF PLANS - BUILDING 1

AE104

BUILDING 1 - DESIGN

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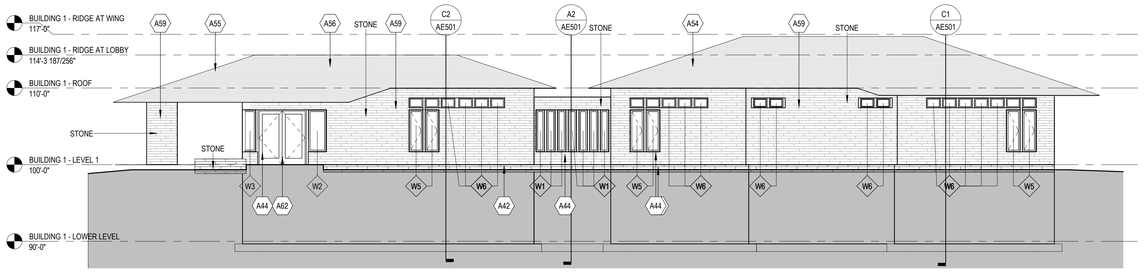
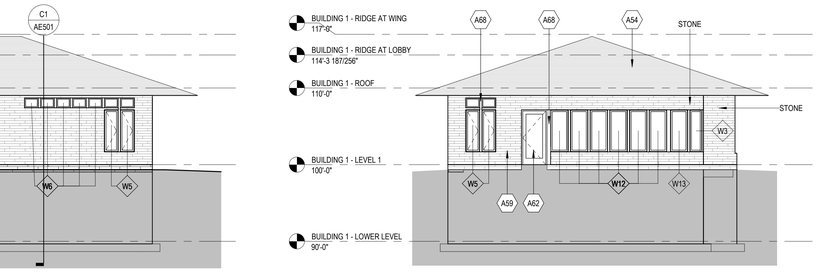
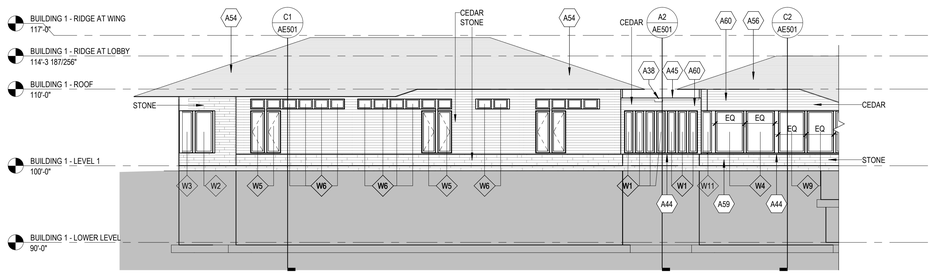
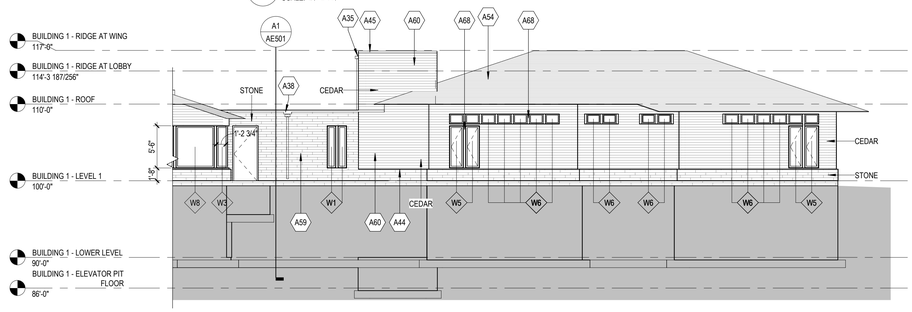


E1 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



E4 EAST EXTERIOR ELEVATION RESIDENTIAL WING
SCALE: 1/8" = 1'-0"





D1 NORTH EXTERIOR ELEVATION
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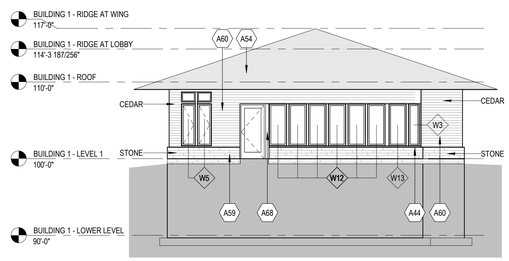

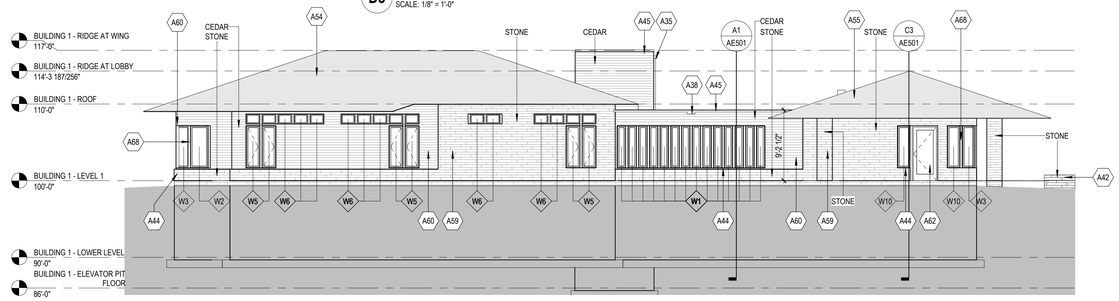

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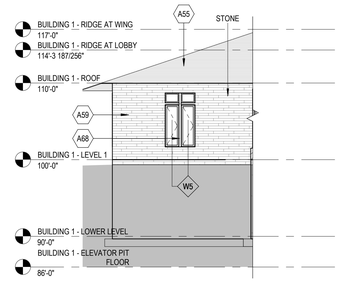
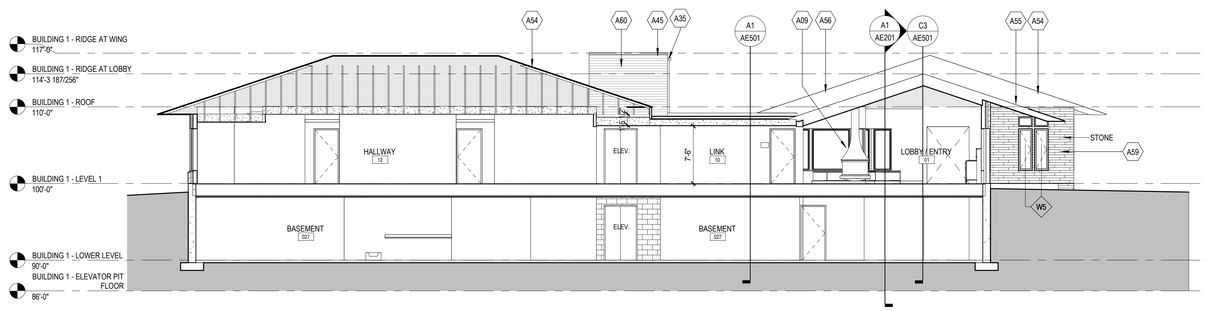
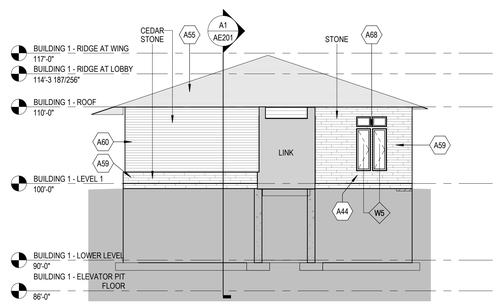


C1 NORTH EXTERIOR ELEVATION RESIDENTIAL WING
SCALE: 1/8" = 1'-0"

C2 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

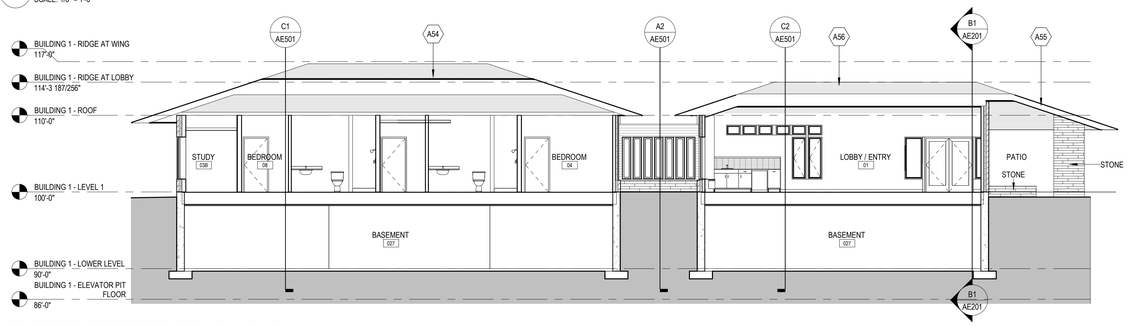
C5 SOUTH EXTERIOR ELEVATION 2
SCALE: 1/8" = 1'-0"





B1 NORTH/SOUTH SECTION CUT - BUILDING 1
SCALE: 1/8" = 1'-0"

B4 WEST EXTERIOR ELEVATION 2
SCALE: 1/8" = 1'-0"



A1 EAST/WEST SECTION CUT - BUILDING 1
SCALE: 1/8" = 1'-0"

KEYNOTE LEGEND

A09	WOOD BURNING FIREPLACE: ADD ALTERNATE. MANUFACTURER: JC BORDELET. MODEL: ZELIA 908 HTTP://WWW.SCULPTFIREPLACES.COM.AU/
A35	PREFINISHED METAL DOWNSPOUT
A38	SCUPPER WITH CHAIN; SEE B3/AE511
A42	MANKATO KASOTA STONE CLAD PLANTER BOX
A43	MANKATO KASOTA STONE CLAD LANDSCAPE WALL. SEE D2/AE510
A44	MANKATO KASOTA STONE SILL TYP.
A45	PREFINISHED METAL COPING
A54	RT-1W - CEDAR SHINGLES ON 2X TRUSSES
A55	RT-2 - CEDAR SHINGLES OVER OUTDOOR SPACE
A56	RT-3 - CEDAR SHINGLES OVER INDOOR SPACE
A59	MANKATO KASOTA STONE VENEER, SPLIT FACE
A60	CEDAR SIDING, RABBETTED BEVEL, 4 1/2" EXPOSED FACE WIDTH
A62	ALUMINUM CLAD WOOD DOOR
A68	ALUMINUM CLOSURE BY WINDOW MFGR, FINISH TO MATCH ALUM CLADDING AT WINDOWS AND DOORS

Demontreville Jesuit Retreat
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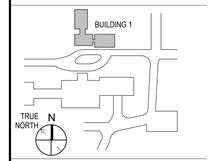
LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402

Paulson & Clark Engineering
Structural | Mechanical | Electrical | Security

LOUCKS

KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	MRN
Design	JTB
Draw	SLW
Check	MRN / JTB

STAMP

BUILDING 1 - DESIGN

Project No. 023-10341-000
10/07/2022

EXTERIOR ELEVATIONS & SECTIONS - BUILDING 1

AE201

BUILDING 1 - DESIGN

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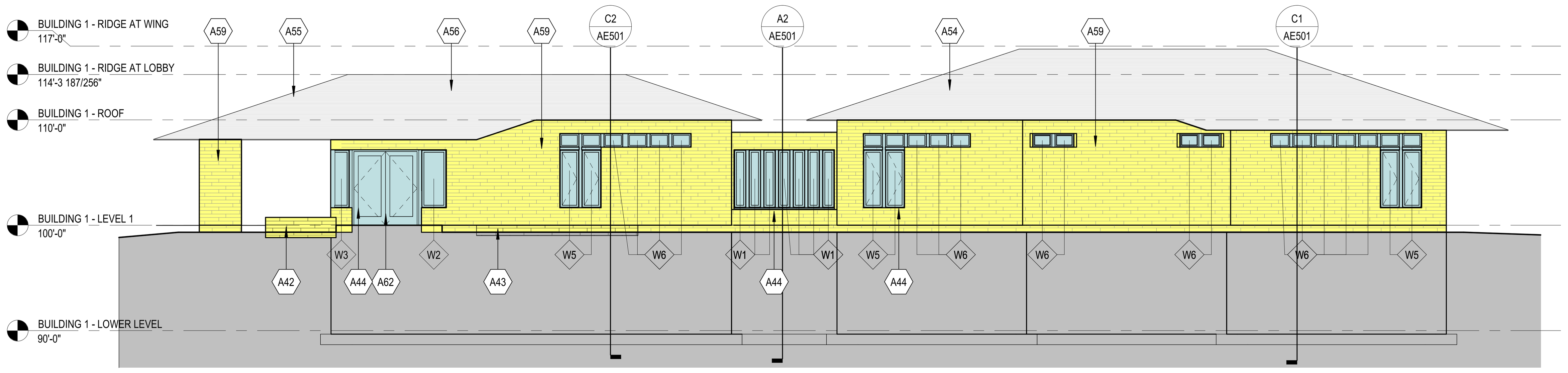
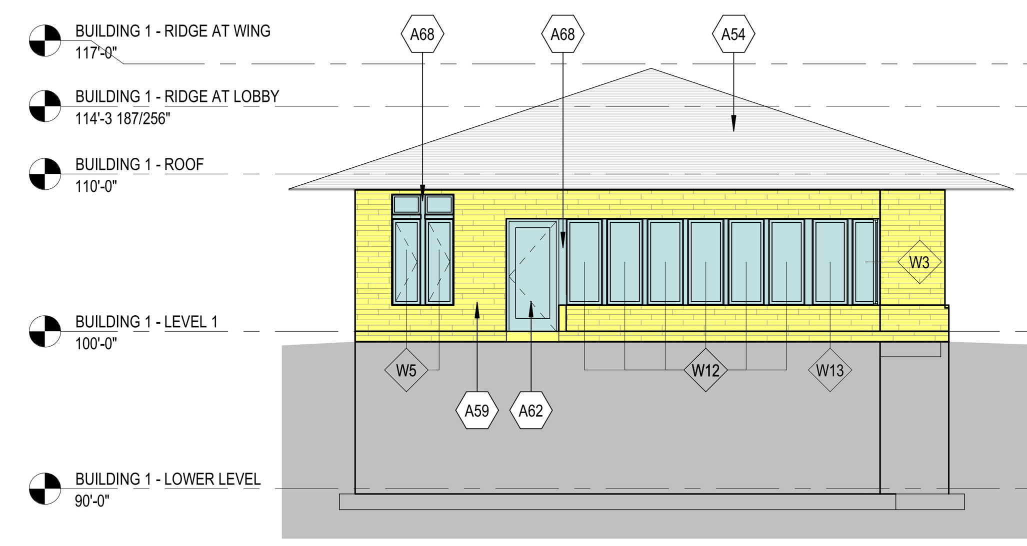


E1 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



E4 EAST EXTERIOR ELEVATION RESIDENTIAL WING
SCALE: 1/8" = 1'-0"

KEYNOTE LEGEND

A09	WOOD BURNING FIREPLACE: ADD ALTERNATE. MANUFACTURER: JC BORDELET. MODEL: ZELIA 908 HTTP://WWW.SCULPTFIREPLACES.COM.AU/
A35	PREFINISHED METAL DOWNSPOUT
A38	SCUPPER WITH CHAIN; SEE B3/AE511
A42	MANKATO KASOTA STONE CLAD PLANTER BOX
A43	MANKATO KASOTA STONE CLAD LANDSCAPE WALL. SEE D2/AE510
A44	MANKATO KASOTA STONE SILL TYP.
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A54	RT-1W - CEDAR SHINGLES ON 2X TRUSSES
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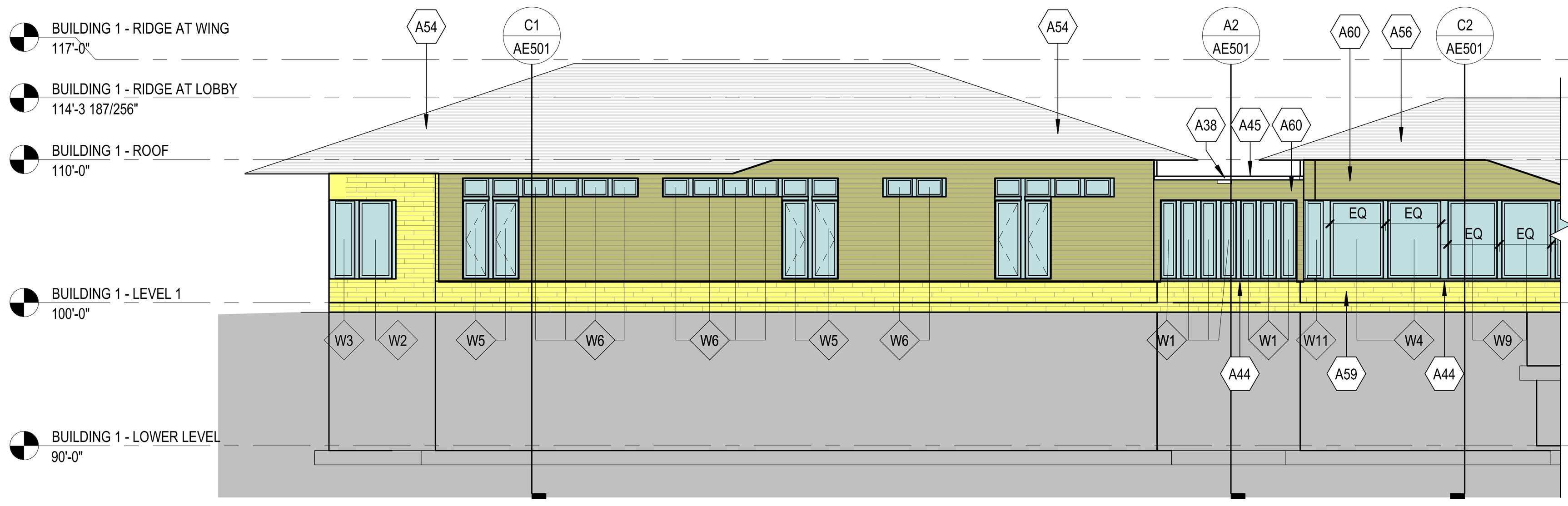
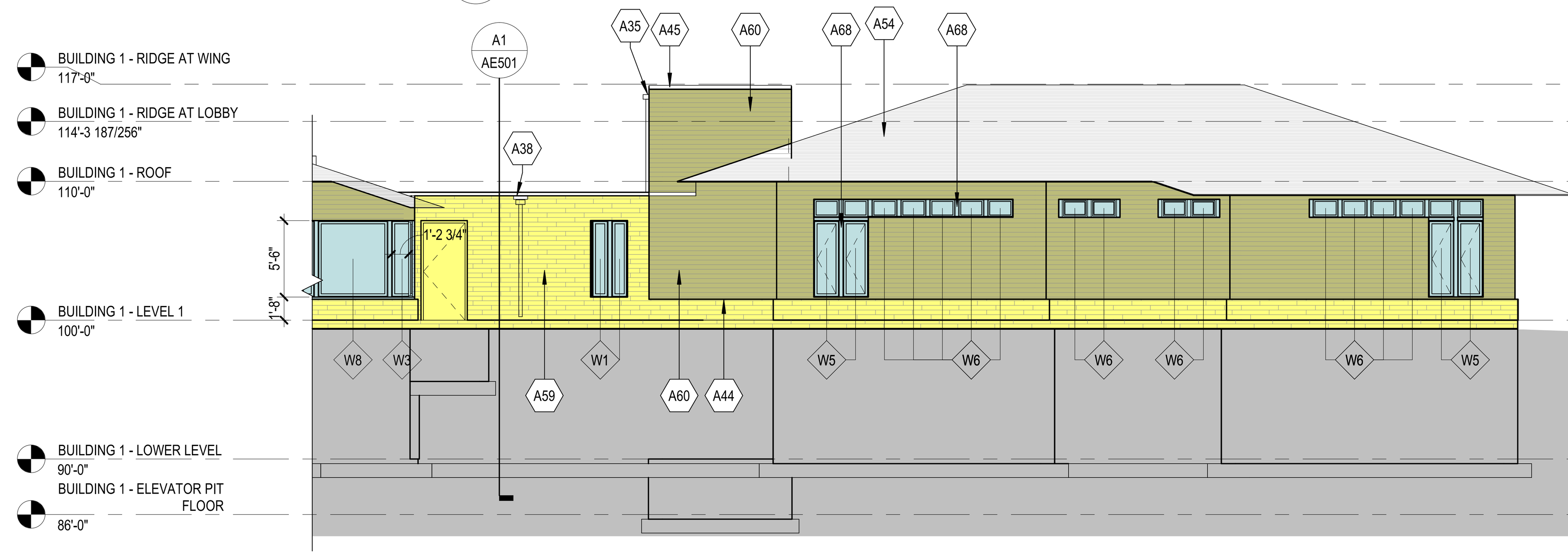
A59	MANKATO KASOTA STONE VENEER, SPLIT FACE
A60	CEDAR SIDING, RABBETTED BEVEL, 4 1/2" EXPOSED FACE WIDTH
A62	ALUMINUM CLAD WOOD DOOR
A68	ALUMINUM CLOSURE BY WINDOW MFGR, FINISH TO MATCH ALUM CLADDING AT WINDOWS AND DOORS

- MANKATO KASOTA STONE VENEER 48% OF EXTERIOR WALL
- CEDAR SIDING 27% OF EXTERIOR WALL
- GLAZING 25% OF EXTERIOR WALL



D1 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



D3 EAST EXTERIOR ELEVATION
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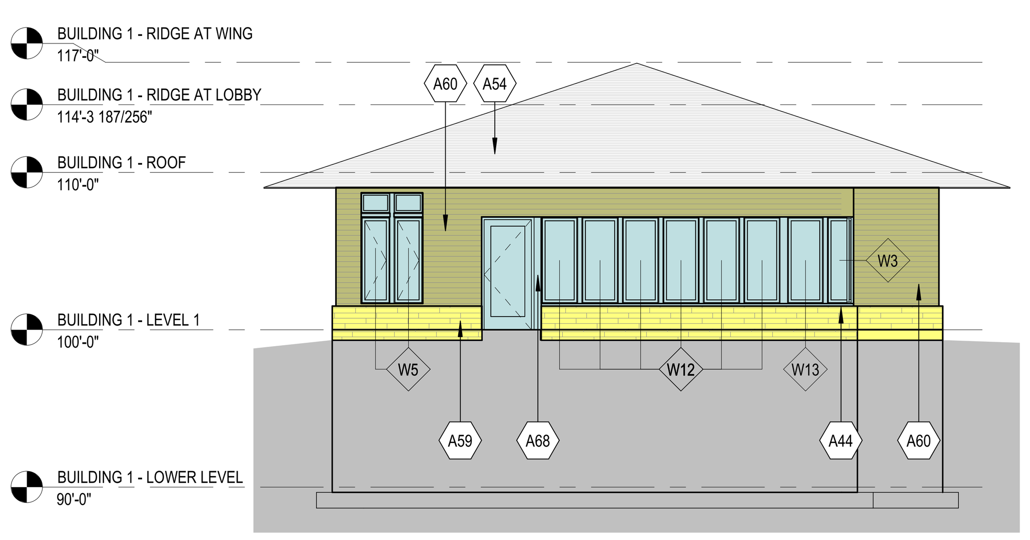

C1 NORTH EXTERIOR ELEVATION RESIDENTIAL WING
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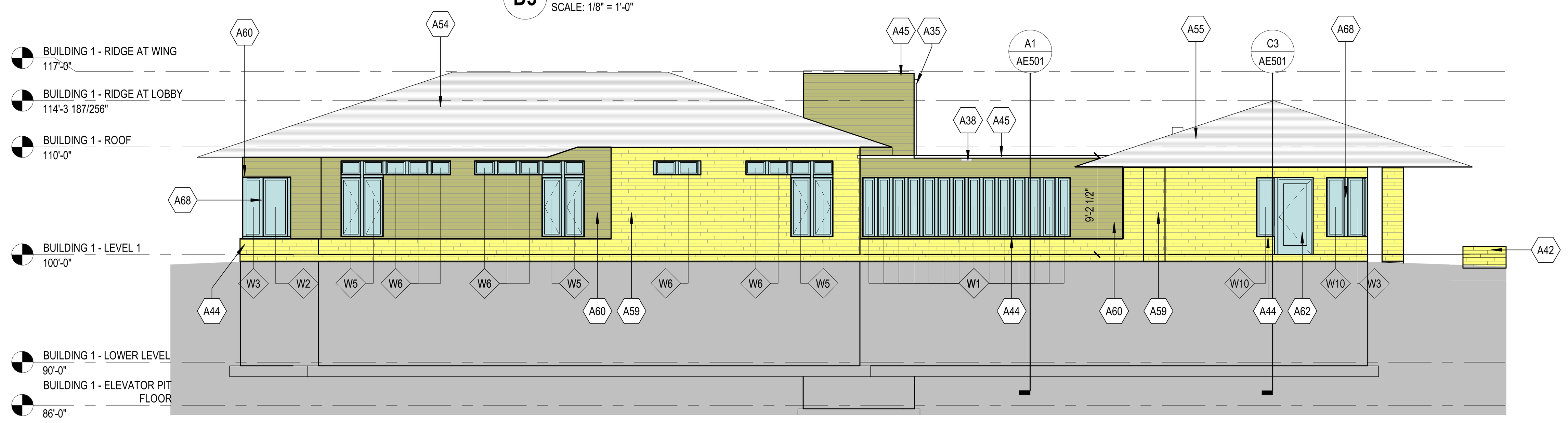

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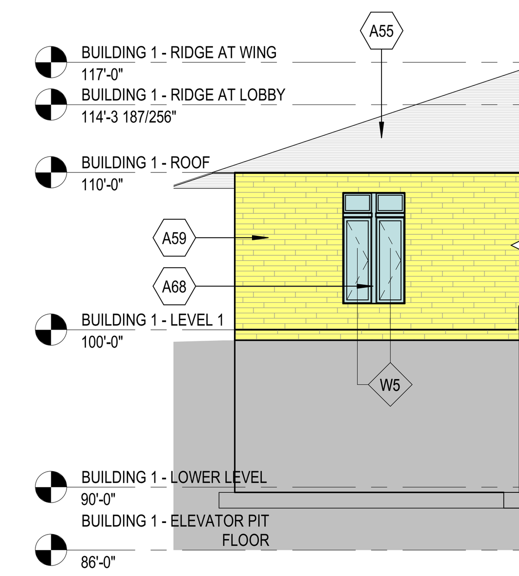

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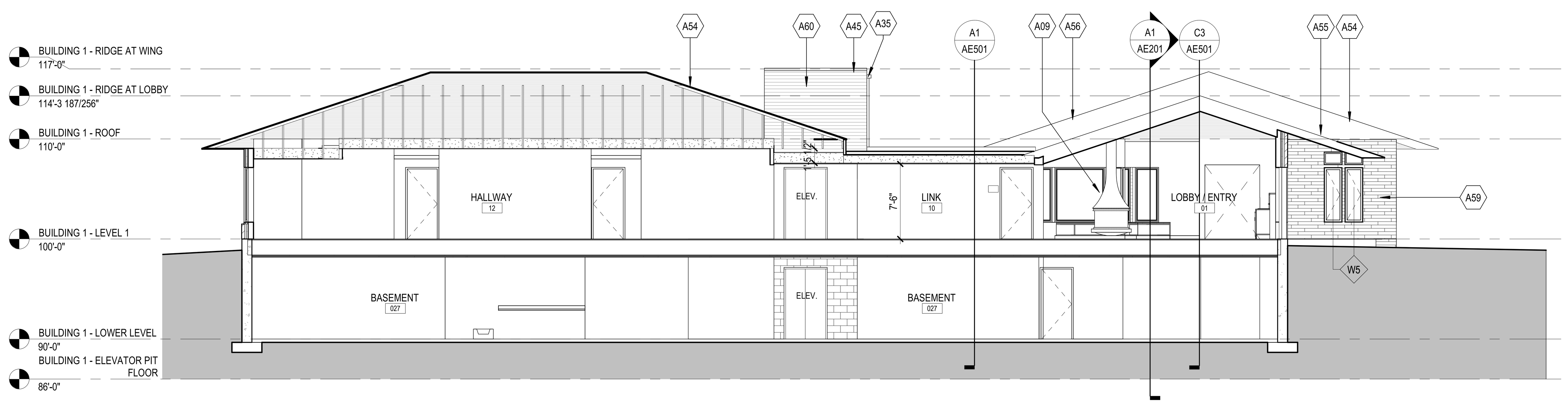

B1 NORTH/SOUTH SECTION CUT - BUILDING 1
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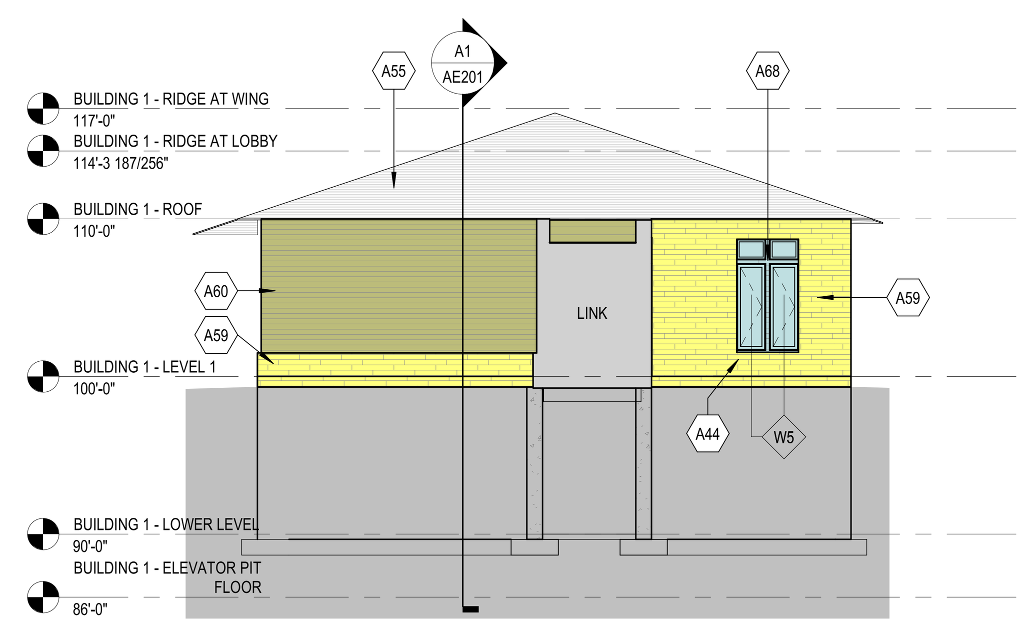

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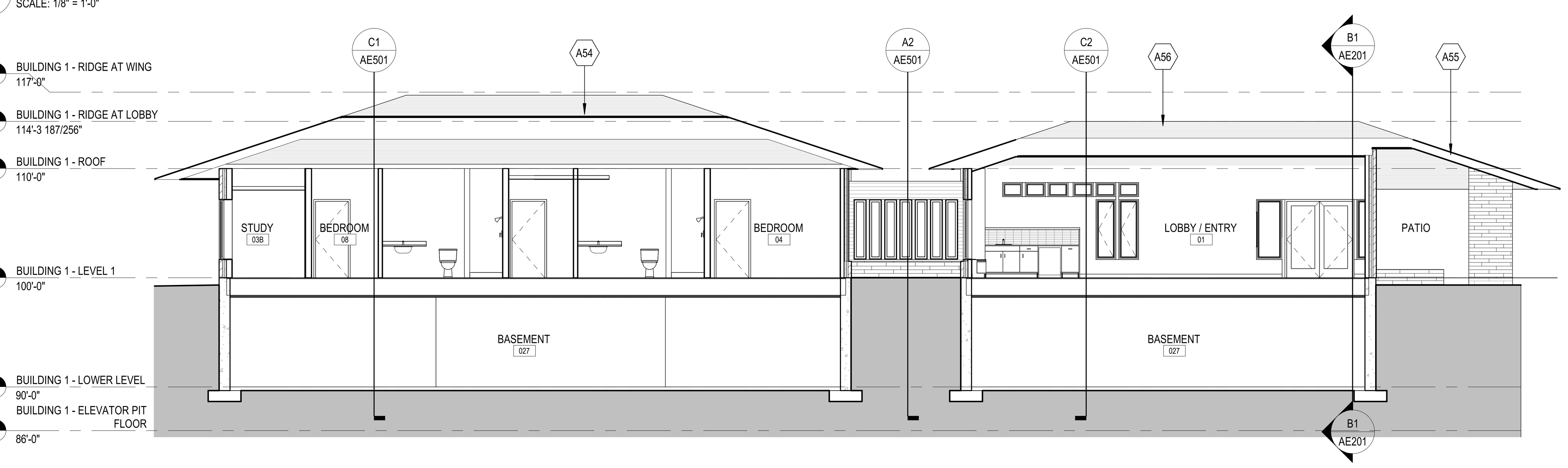

A1 EAST/WEST SECTION CUT - BUILDING 1
SCALE: 1/8" = 1'-0"

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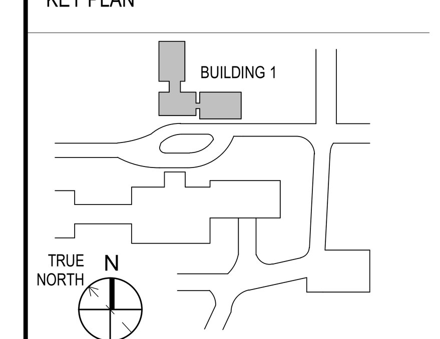
Structural | Mechanical | Electrical | Security

LOUCKS

KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	MRN
Design	JTB
Draw	SLW
Check	MRN / JTB

STAMP

BUILDING 1 - DESIGN

Project No. 023-10341-000
10/07/2022

EXTERIOR ELEVATIONS & SECTIONS - BUILDING 1

AE201

BUILDING 1 - DESIGN

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FLOOR PLAN LEGEND

DOOR	NEW WALLS AND DOORS
	AREA NOT IN CONTRACT

GENERAL FLOOR PLAN NOTES

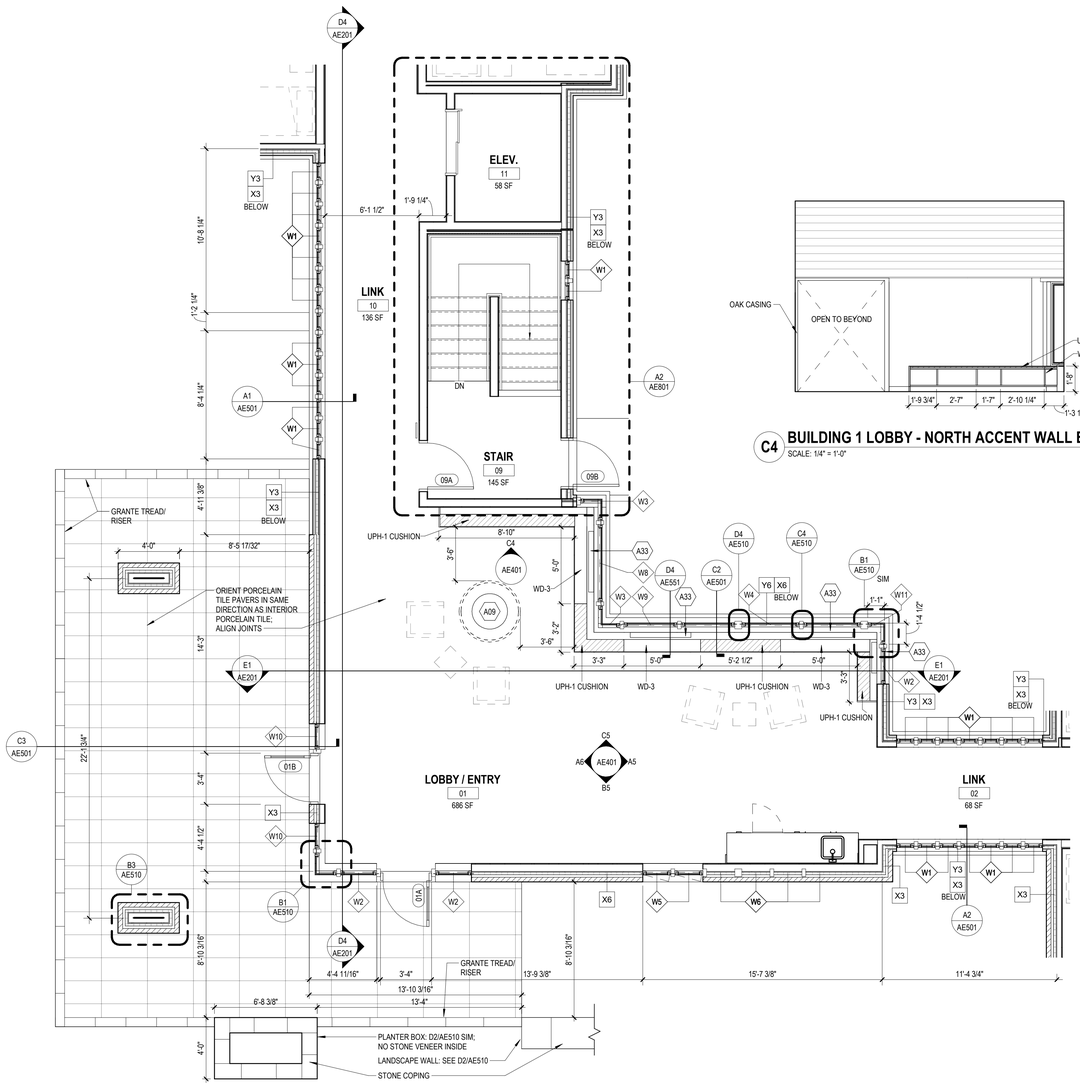
1. FINISH FLOOR ELEVATION (FFE) 100'-0". SEE CIVIL PLANS FOR SITE DATUM TO COORDINATE WITH FINISHED FLOOR ELEVATION.
2. PENETRATIONS THROUGH NON-RATED FLOORS TO BE SEALED AT BOTH SIDES WITH MATERIALS APPROPRIATE TO THE ASSEMBLY CONSTRUCTION TO REDUCE SOUND TRANSMISSION.
3. PROVIDE BLOCKING AS REQUIRED TO SUPPORT WALL-MOUNTED ITEMS (INCLUDING, BUT NOT LIMITED TO MARKER BOARDS, SIGNAGE, CASEWORK, MILLWORK & TOILET ACCESSORIES AND OWNER SUPPLIED FF&E).
4. PROVIDE BLOCKING AT RAILINGS & GUARDRAILS CAPABLE OF SUPPORTING THE POINT & UNIFORM LOADS REQUIRED BY CODE.
5. VERIFY CLEARANCES REQUIRED FOR INSTALLATION OF RECESSED OR SEMI-RECESSED EQUIPMENT & FIXTURES (E.G. CABINETS, DISPENSERS, PANELS, ETC.). NOTIFY ARCHITECT IMMEDIATELY IF SPECIFIED WALL TYPES DO NOT PROVIDE ADEQUATE SPACE FOR PROPER INSTALLATION.
6. FLOOR PLAN DIMENSIONS ARE LOCATED FROM THE FINISHED FACE OF PARTITIONS, UNLESS NOTED OTHERWISE.
7. MASONRY DIMENSIONS ARE NOMINAL UNO
8. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN.
9. LOCATE DOOR FRAMES 4" CLEAR FROM ADJACENT PERPENDICULAR PARTITIONS (UNLESS NOTED OTHERWISE).
10. FOR MOUNTING HEIGHTS OF PLUMBING FIXTURES & ACCESSORIES SEE SHEET GI020
11. FOR WINDOW TYPES & DETAILS, SEE SHEETS AE601.
12. REFER TO SHEET IN601 FOR FINISHES.
13. SEE MATERIAL I.D. LIST ON SHEET GI003 FOR MATERIAL/FINISH/OBJECT CODES NOTED IN THE DRAWINGS, WITH ASSOCIATED SPECIFICATION SECTIONS PROVIDED FOR REFERENCE.

INTERIOR ELEVATION GENERAL NOTES

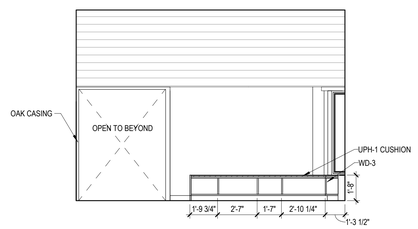
1. REFERENCE EQUIPMENT PLANS FOR ADDITIONAL INFORMATION ON EQUIPMENT.
2. PROVIDE BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED ITEMS (INCLUDING, BUT NOT LIMITED TO, MARKER BOARDS, SIGNAGE, CASEWORK, MILLWORK, WALL MOUNTED CHAIR HANGERS, AND TOILET ACCESSORIES).
3. VERIFY CLEARANCES REQUIRED FOR INSTALLATION OF RECESSED OR SEMI-RECESSED EQUIPMENT AND FIXTURES (E.G. CABINETS, DISPENSERS, PANELS, ETC.). NOTIFY ARCHITECT IMMEDIATELY IF SPECIFIED WALL TYPES DO NOT PROVIDE ADEQUATE SPACE FOR PROPER INSTALLATION.
4. FLOOR PLAN DIMENSIONS ARE LOCATED FROM THE FINISHED FACE OF PARTITIONS, UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN.
5. ALIGN FINISHED FACE OF PLAM SOFFIT TO SIDE & FRONT OF PLAM DOOR AND PLAM CABINETS BELOW.
6. INSTALL INTEGRAL BOWL SINK TYPE 2 AT TOILET ROOMS, TYPICAL. REFER TO SPECIFICATIONS AND FINISH LEGEND
7. ALL BASE AND WALL CABINETS ADJACENT TO WALLS SHALL HAVE 1" MIN PLAM FILLERS TO MATCH CABINET FACE FINISH.
8. COUNTERTOPS TO BE SOLID SURFACE MATERIAL UNLESS OTHERWISE INDICATED. AT SIDE OF LAST BASE CABINET, PROVIDE 1" OVERHANG OF COUNTERTOP.
9. ALL DASHED AND HALFTONE ITEMS INDICATE FURNITURE PROVIDED BY OWNER.
10. ALL DASHED BLACK LINE ITEMS ARE EQUIPMENT UNLESS NOTED OTHERWISE. GC WILL BE RESPONSIBLE FOR PROVIDING AND INSTALLING SOME EQUIPMENT. REFER TO EQUIPMENT PLANS FOR ADDITIONAL INFORMATION.
11. CASEWORK TO BE STAINED WOOD AT BUILDING 1, PAINTED WOOD AT BUILDING 2.

KEYNOTE LEGEND

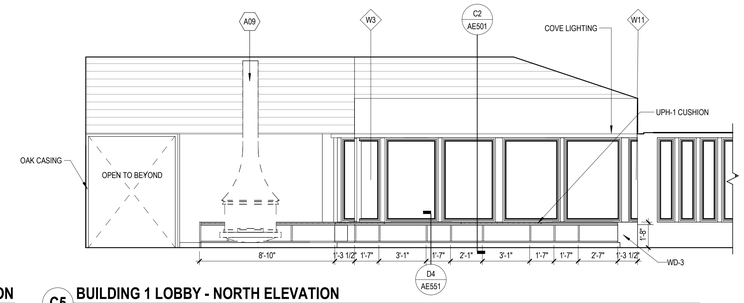
A09	WOOD BURNING FIREPLACE: ADD ALTERNATE. MANUFACTURER: JC BORDELET. MODEL: ZELIA 908 HTTP://WWW.SCULPTFIREPLACES.COM.AU/
A16	UNDER COUNTER REFRIGERATOR
A33	AIR DIFFUSERS



A1 BUILDING 1 - LOBBY AND VERTICAL CIRCULATION ENLARGED PLAN
SCALE: 1/4" = 1'-0"



C4 BUILDING 1 LOBBY - NORTH ACCENT WALL ELEVATION
SCALE: 1/4" = 1'-0"



C5 BUILDING 1 LOBBY - NORTH ELEVATION
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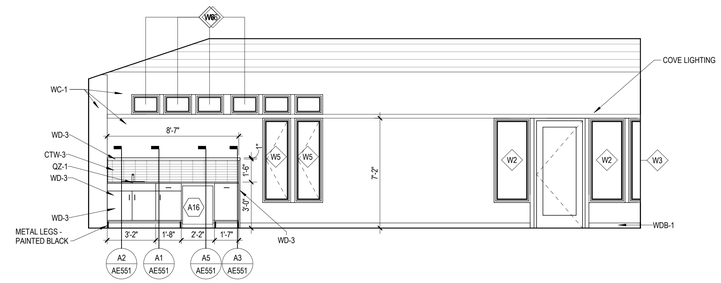
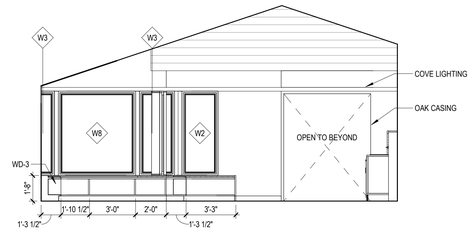
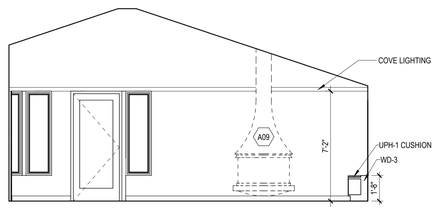


B5 BUILDING 1 LOBBY - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



A5 BUILDING 1 LOBBY - EAST ELEVATION
SCALE: 1/4" = 1'-0"



A6 BUILDING 1 LOBBY - WEST ELEVATION
SCALE: 1/4" = 1'-0"

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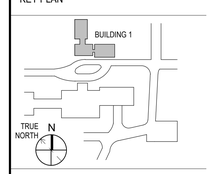
LOUCKS

KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	
Design	JTB
Draw	SLW
Check	MRN / JTB

STAMP

CONSTRUCTION DOCUMENTS

Project No. 023-10341-000
12/13/2021

ENLARGED PLANS & INTERIOR ELEVATIONS - BUILDING 1

AE401

CONSTRUCTION DOCUMENTS

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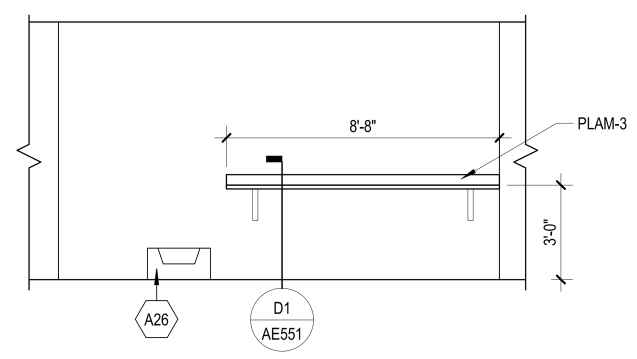
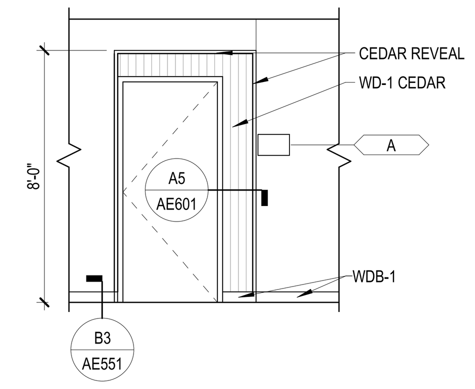
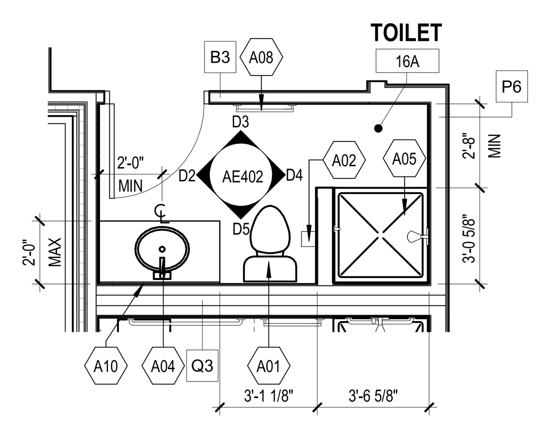


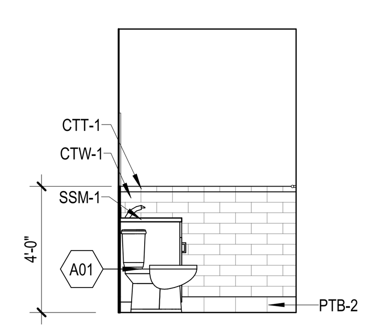
E1 WORK SURFACE ELEVATION - BUILDING 1 LOWER LEVEL
SCALE: 1/4" = 1'-0"



E2 TYPICAL BEDROOM ENTRY
SCALE: 1/4" = 1'-0"



D1 TYPICAL TOILET ROOM - BUILDING 1
SCALE: 1/4" = 1'-0"



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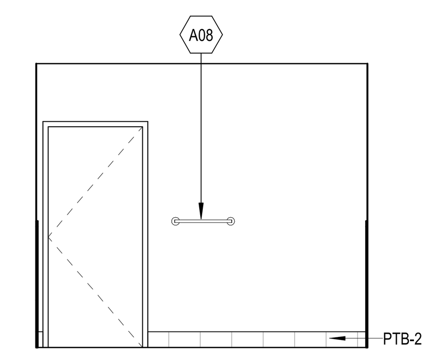
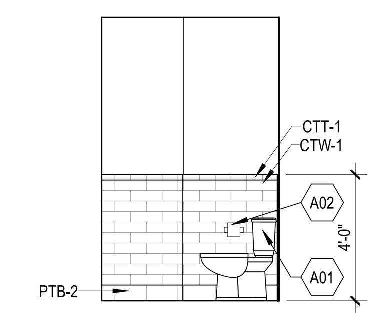
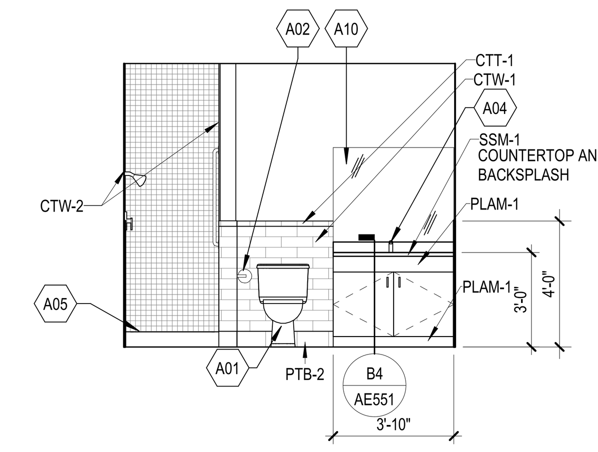


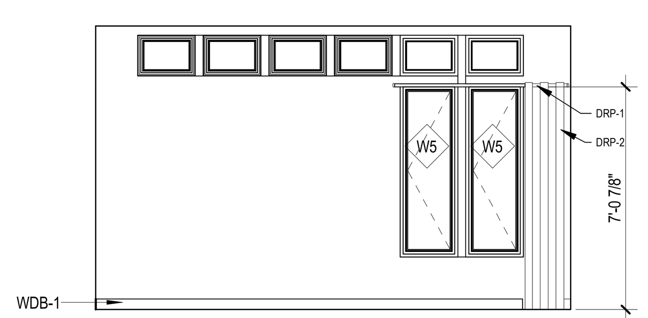
D3 TOILET TYPICAL - ELEVATION 2
SCALE: 1/4" = 1'-0"



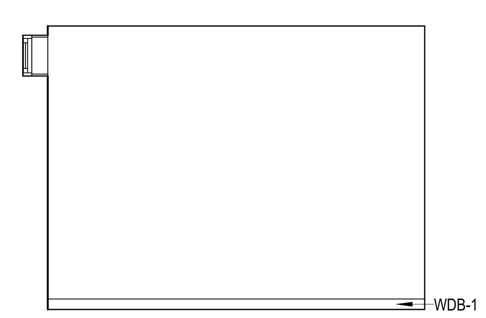
D4 TOILET TYPICAL - ELEVATION 3
SCALE: 1/4" = 1'-0"



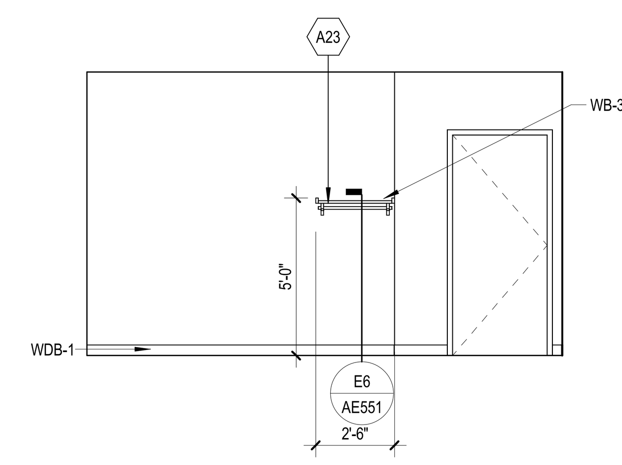
D5 TOILET TYPICAL - ELEVATION 4
SCALE: 1/4" = 1'-0"



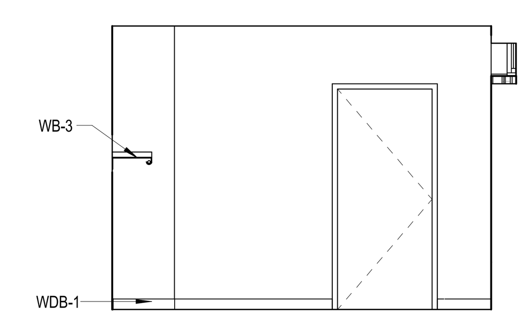
C2 TYPICAL BEDROOM ELEVATION 1
SCALE: 1/4" = 1'-0"



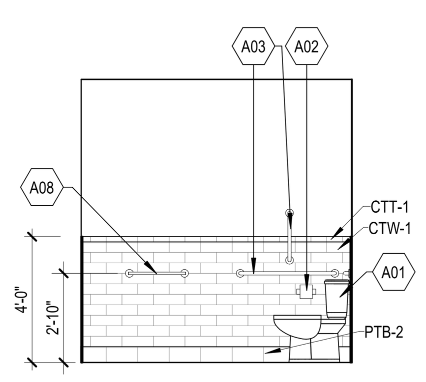
C3 TYPICAL BEDROOM ELEVATION 2
SCALE: 1/4" = 1'-0"



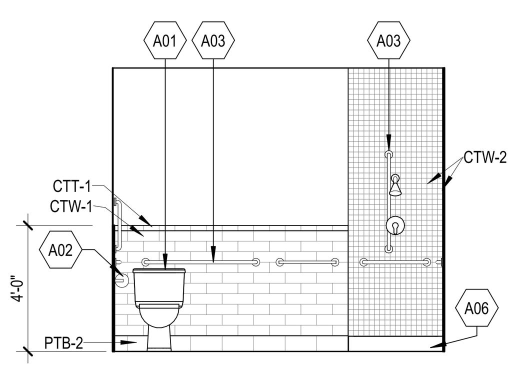
C4 TYPICAL BEDROOM ELEVATION 3
SCALE: 1/4" = 1'-0"



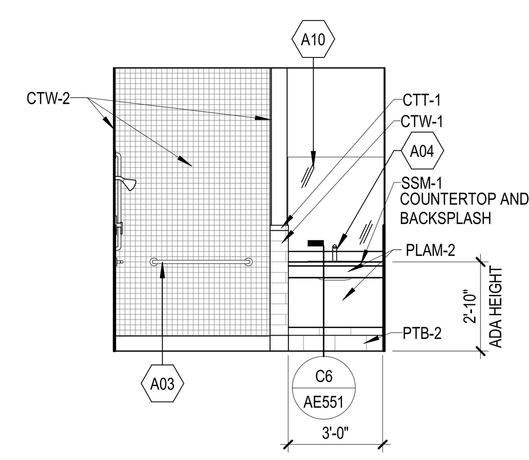
C5 TYPICAL BEDROOM ELEVATION 4
SCALE: 1/4" = 1'-0"



B2 ADA TOILET TYPICAL - ELEVATION 1
SCALE: 1/4" = 1'-0"



B3 ADA TOILET TYPICAL - ELEVATION 2
SCALE: 1/4" = 1'-0"



B4 ADA TOILET TYPICAL - ELEVATION 3
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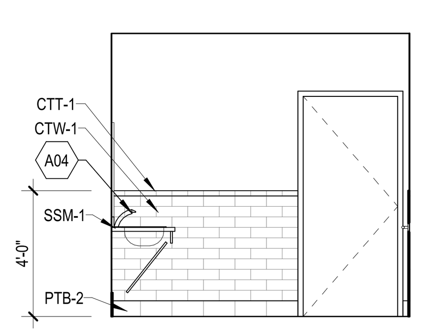
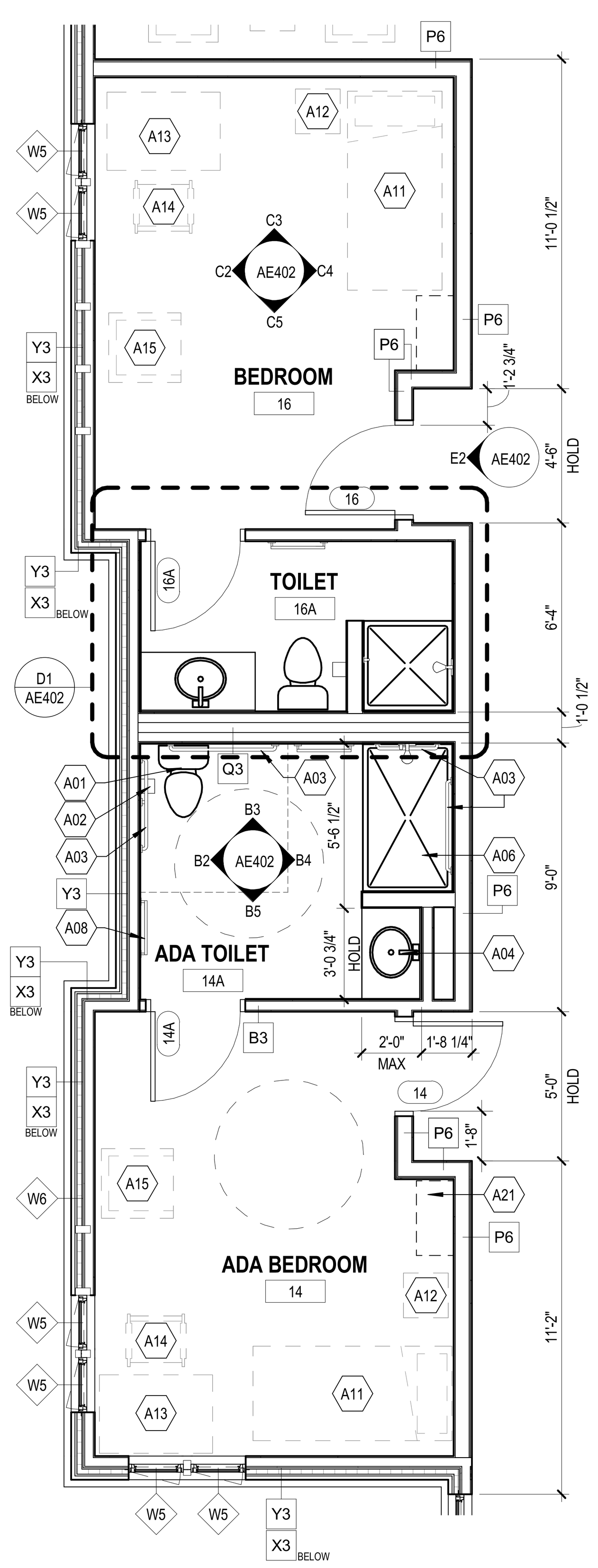


B5 ADA TOILET TYPICAL - ELEVATION 4
SCALE: 1/4" = 1'-0"



A1 BUILDING 1 - ROOM AND TOILET TYPICAL ENLARGED PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

NEW WALLS AND DOORS

AREA NOT IN CONTRACT

GENERAL FLOOR PLAN NOTES

1. FINISH FLOOR ELEVATION (FFE) 100'-0". SEE CIVIL PLANS FOR SITE DATUM TO COORDINATE WITH FINISHED FLOOR ELEVATION.
2. PENETRATIONS THROUGH NON-RATED FLOORS TO BE SEALED AT BOTH SIDES WITH MATERIALS APPROPRIATE TO THE ASSEMBLY CONSTRUCTION TO REDUCE SOUND TRANSMISSION.
3. PROVIDE BLOCKING AS REQUIRED TO SUPPORT WALL-MOUNTED ITEMS (INCLUDING, BUT NOT LIMITED TO MARKER BOARDS, SIGNAGE, CASEWORK, MILLWORK & TOILET ACCESSORIES AND OWNER SUPPLIED FF&E).
4. PROVIDE BLOCKING AT RAILINGS & GUARDRAILS CAPABLE OF SUPPORTING THE POINT & UNIFORM LOADS REQUIRED BY CODE.
5. VERIFY CLEARANCES REQUIRED FOR INSTALLATION OF RECESSED OR SEMI-RECESSED EQUIPMENT & FIXTURES (E.G. CABINETS, DISPENSERS, PANELS, ETC.). NOTIFY ARCHITECT IMMEDIATELY IF SPECIFIED WALL TYPES DO NOT PROVIDE ADEQUATE SPACE FOR PROPER INSTALLATION.
6. FLOOR PLAN DIMENSIONS ARE LOCATED FROM THE FINISHED FACE OF PARTITIONS, UNLESS NOTED OTHERWISE.
7. MASONRY DIMENSIONS ARE NOMINAL UNO
8. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN.
9. LOCATE DOOR FRAMES 4" CLEAR FROM ADJACENT PERPENDICULAR PARTITIONS (UNLESS NOTED OTHERWISE).
10. FOR MOUNTING HEIGHTS OF PLUMBING FIXTURES & ACCESSORIES SEE SHEET GI020
11. FOR WINDOW TYPES & DETAILS, SEE SHEETS AE601.
12. REFER TO SHEET IN601 FOR FINISHES.
13. SEE MATERIAL I.D. LIST ON SHEET GI003 FOR MATERIAL/FINISH/OBJECT CODES NOTED IN THE DRAWINGS, WITH ASSOCIATED SPECIFICATION SECTIONS PROVIDED FOR REFERENCE.

INTERIOR ELEVATION GENERAL NOTES

1. REFERENCE EQUIPMENT PLANS FOR ADDITIONAL INFORMATION ON EQUIPMENT.
2. PROVIDE BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED ITEMS (INCLUDING, BUT NOT LIMITED TO, MARKER BOARDS, SIGNAGE, CASEWORK, MILLWORK, WALL MOUNTED CHAIR HANGERS, AND TOILET ACCESSORIES).
3. VERIFY CLEARANCES REQUIRED FOR INSTALLATION OF RECESSED OR SEMI-RECESSED EQUIPMENT AND FIXTURES (E.G. CABINETS, DISPENSERS, PANELS, ETC.). NOTIFY ARCHITECT IMMEDIATELY IF SPECIFIED WALL TYPES DO NOT PROVIDE ADEQUATE SPACE FOR PROPER INSTALLATION.
4. FLOOR PLAN DIMENSIONS ARE LOCATED FROM THE FINISHED FACE OF PARTITIONS, UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN.
5. ALIGN FINISHED FACE OF PLAM SOFFIT TO SIDE & FRONT OF PLAM DOOR AND PLAM CABINETS BELOW.
6. INSTALL INTEGRAL BOWL SINK TYPE 2 AT TOILET ROOMS, TYPICAL. REFER TO SPECIFICATIONS AND FINISH LEGEND
7. ALL BASE AND WALL CABINETS ADJACENT TO WALLS SHALL HAVE 1" MIN PLAM FILLERS TO MATCH CABINET FACE FINISH.
8. COUNTERTOPS TO BE SOLID SURFACE MATERIAL UNLESS OTHERWISE INDICATED. AT SIDE OF LAST BASE CABINET, PROVIDE 1" OVERHANG OF COUNTERTOP.
9. ALL DASHED AND HALFTONE ITEMS INDICATE FURNITURE PROVIDED BY OWNER.
10. ALL DASHED BLACK LINE ITEMS ARE EQUIPMENT UNLESS NOTED OTHERWISE. GC WILL BE RESPONSIBLE FOR PROVIDING AND INSTALLING SOME EQUIPMENT. REFER TO EQUIPMENT PLANS FOR ADDITIONAL INFORMATION.
11. CASEWORK TO BE STAINED WOOD AT BUILDING 1, PAINTED WOOD AT BUILDING 2.

KEYNOTE LEGEND

A01	FLOOR MOUNTED WATER CLOSET
A02	TOILET PAPER DISPENSER
A03	GRAB BARS
A04	SINK
A05	SHOWER
A06	ROLL-IN SHOWER WITH FOLDING SHOWER SEAT
A08	TOWEL RACK
A10	WALL HUNG MIRROR
A11	BED AND BEDFRAME BY OTHERS
A12	NIGHT STAND BY OTHERS
A13	DESK BY OTHERS
A14	DESK CHAIR BY OTHERS
A15	ACCENT CHAIR BY OTHERS
A21	WALL MOUNTED PLAM SHELF AND RACK
A23	WALL SHELF
A26	SERVICE SINK

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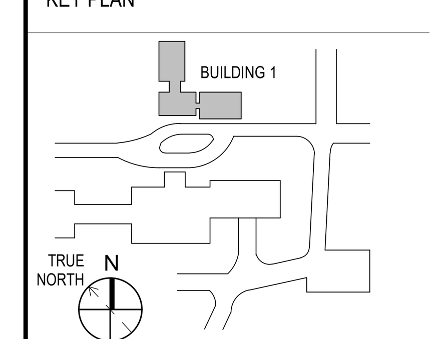
LOUCKS

KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
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Draw	SLW
Check	MRN / JTB

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Project No. 023-10341-000
12/13/2021

ENLARGED PLANS & INTERIOR ELEVATIONS - BUILDING 1

NOT UPDATED TO 10 BEDROOMS

AE402

CONSTRUCTION DOCUMENTS

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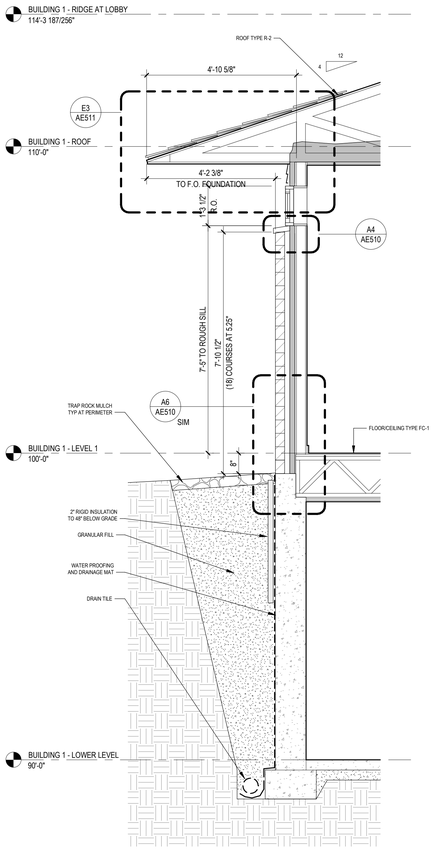
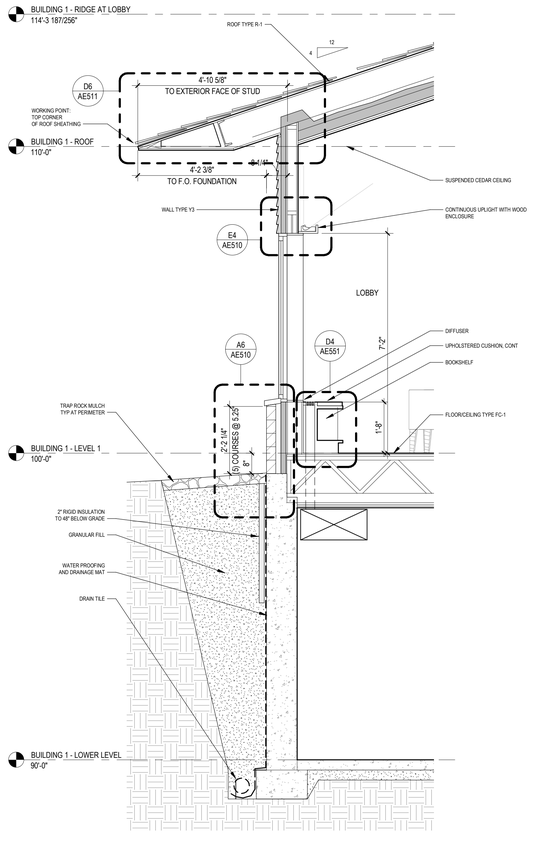
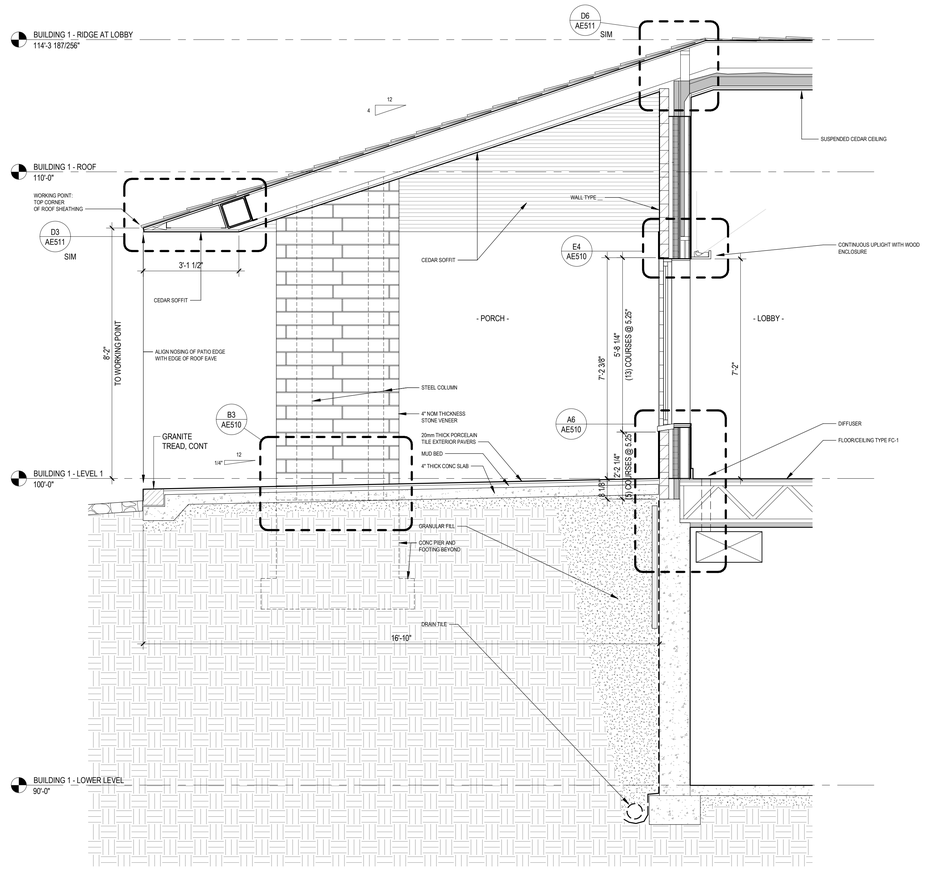


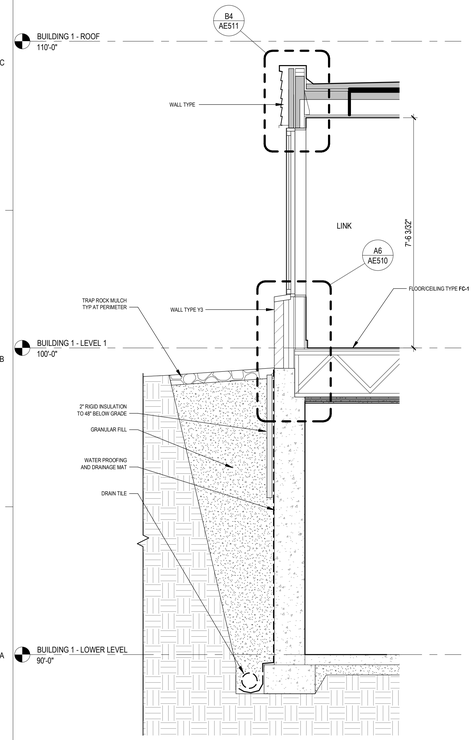
C1 BUILDING 1 - SLEEPING ROOM WALL SECTION
SCALE: 1/2" = 1'-0"



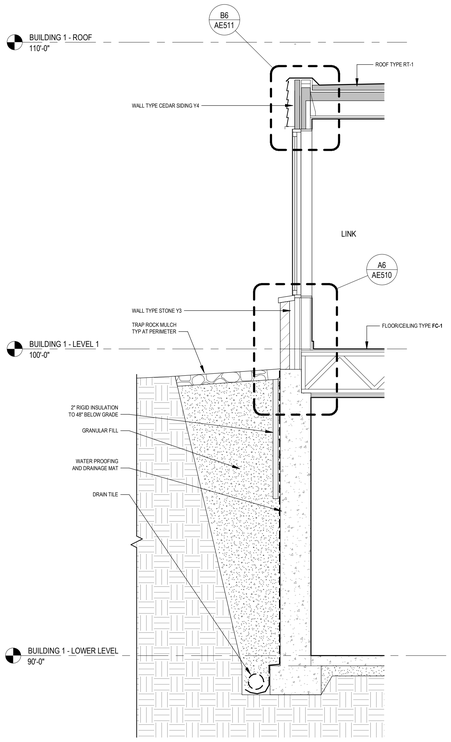
C2 BUILDING 1 - LOBBY WALL SECTION
SCALE: 1/2" = 1'-0"



C3 BUILDING 1 - LOBBY AND PORCH SECTION CUT
SCALE: 1/2" = 1'-0"



A1 BUILDING 1 - NORTH LINK WALL SECTION
SCALE: 1/2" = 1'-0"



A2 BUILDING 1 - EAST LINK WALL SECTION
SCALE: 1/2" = 1'-0"

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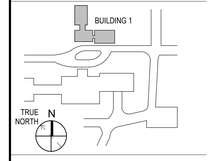
LOUCKS

KEY PLAN



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12/13/2021

WALL SECTIONS - BUILDING 1

AE501

CONSTRUCTION DOCUMENTS

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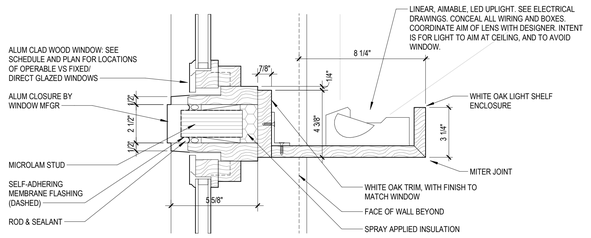
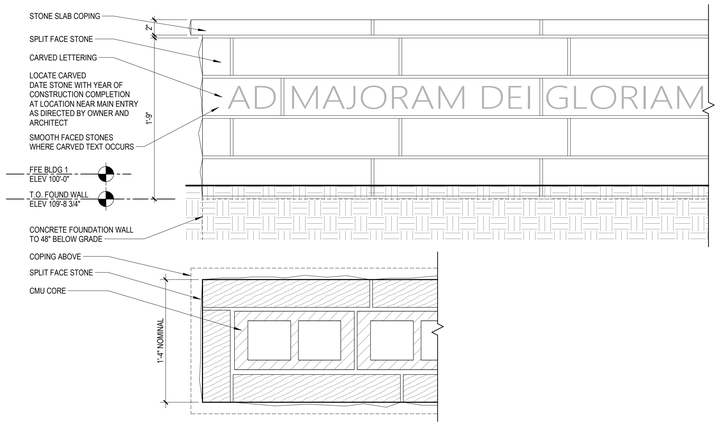


F4 HORIZ MULL at LIGHT SHELF
SCALE: 3" = 1'-0"



D2 LANDSCAPE WALL
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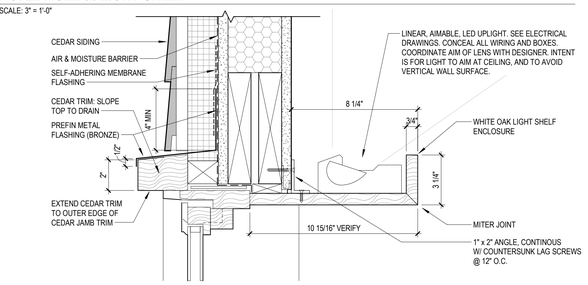
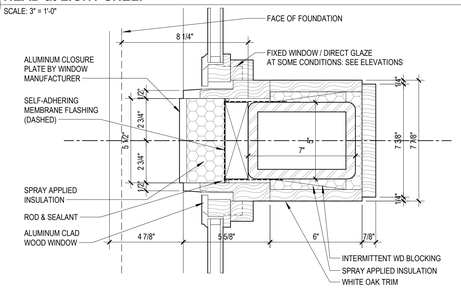
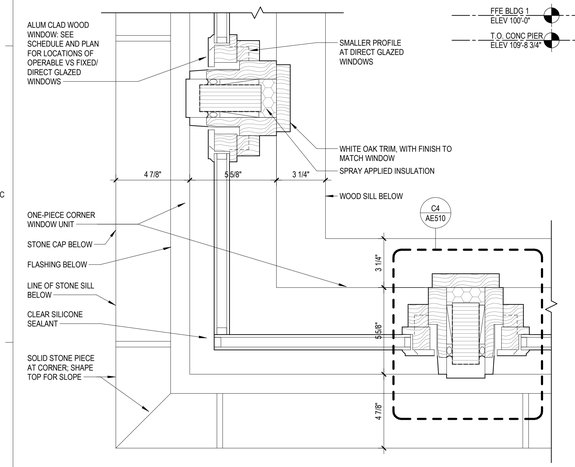


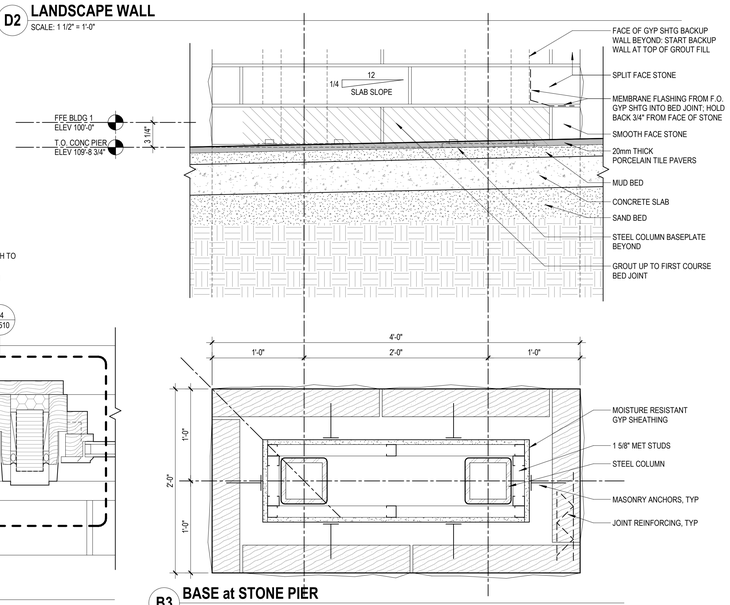
E4 HEAD at LIGHT SHELF
SCALE: 3" = 1'-0"



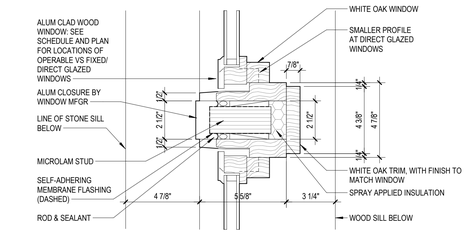
D4 VERT MULL w/ STEEL COL
SCALE: 3" = 1'-0"



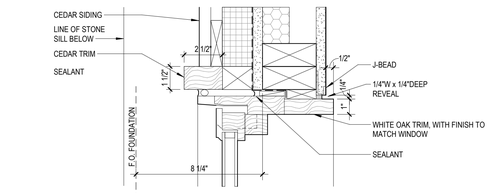
B1 CORNER WINDOW
SCALE: 3" = 1'-0"



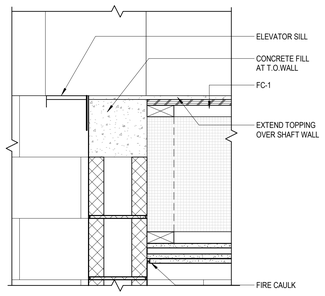
B3 BASE at STONE PIER
SCALE: 1 1/2" = 1'-0"



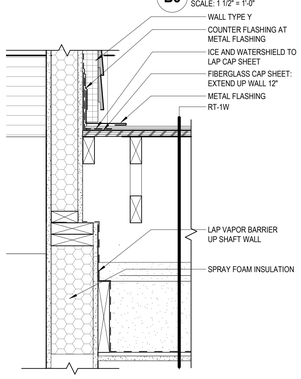
C4 VERT MULL @ WOOD WINDOW TYP
SCALE: 3" = 1'-0"



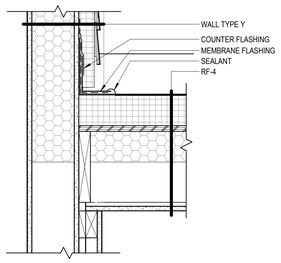
B4 JAMB at BLDG 1
SCALE: 3" = 1'-0"



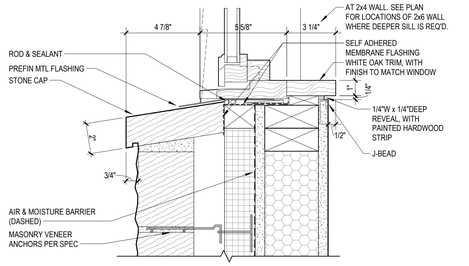
A1 ELEVATOR DETAIL
SCALE: 1 1/2" = 1'-0"



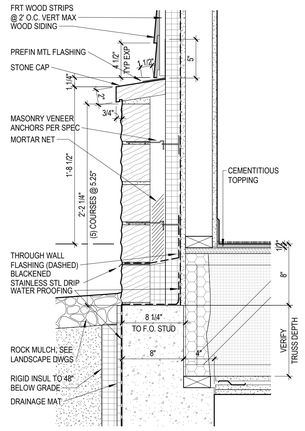
A2 EXTERIOR ROOF DETAIL
SCALE: 1 1/2" = 1'-0"



A3 DETAIL AT LOW ROOF
SCALE: 1 1/2" = 1'-0"



A4 SILL at BLDG 1
SCALE: 3" = 1'-0"



A6 SECTION at BLDG 1 BASE
SCALE: 1 1/2" = 1'-0"

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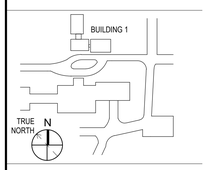

REVISIONS

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12/13/2021

EXTERIOR DETAILS

AE510

CONSTRUCTION DOCUMENTS

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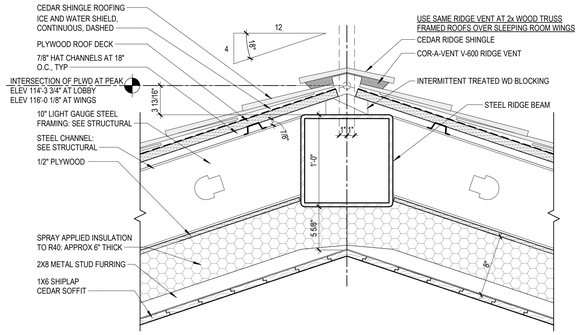
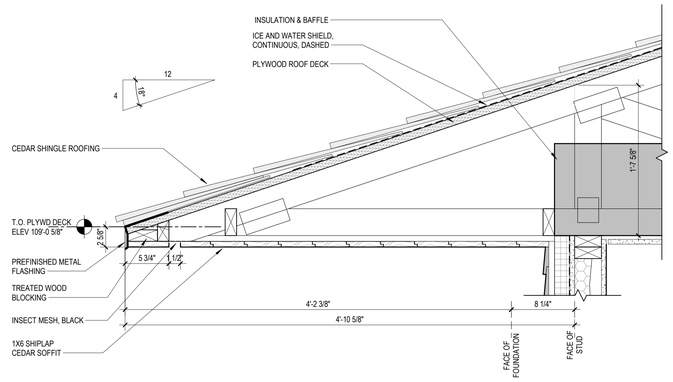


E1 SECTION at BLDG 1 RIDGE
SCALE: 1 1/2" = 1'-0"



E3 SECTION at BLDG 1 WING - WIDE
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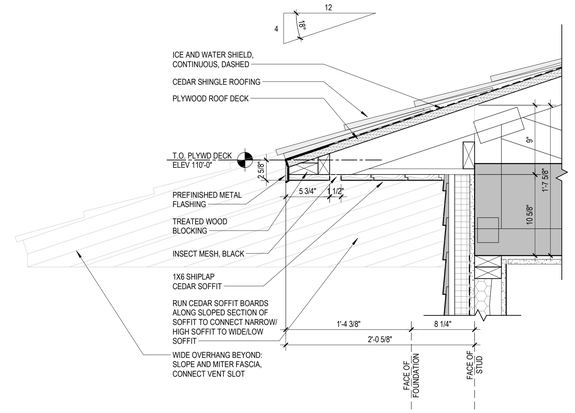
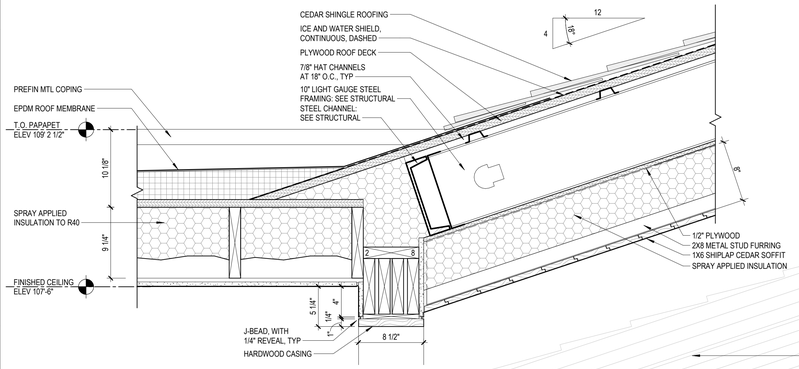
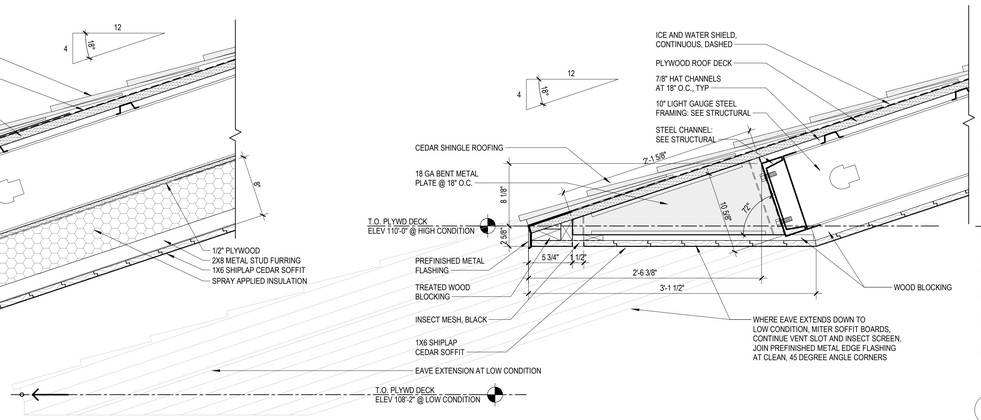


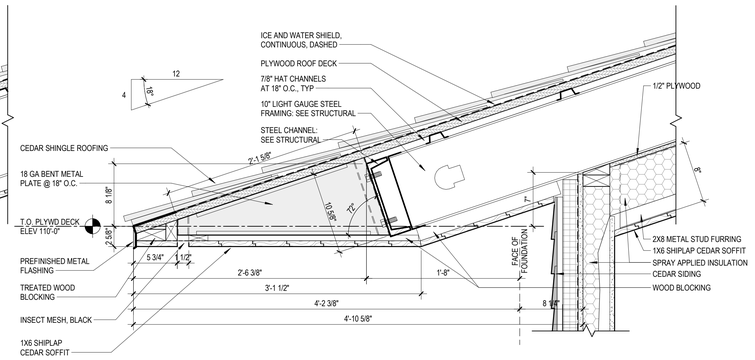
E6 SECTION at BLDG 1 WING - NARROW
SCALE: 1 1/2" = 1'-0"



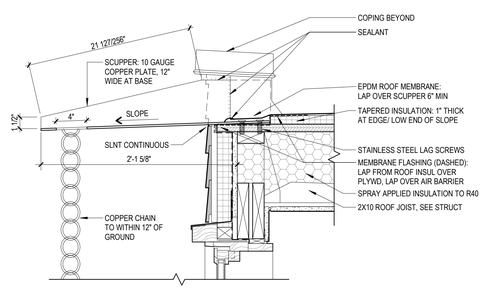
D1 SECTION at ROOF TRANSITION
SCALE: 1 1/2" = 1'-0"



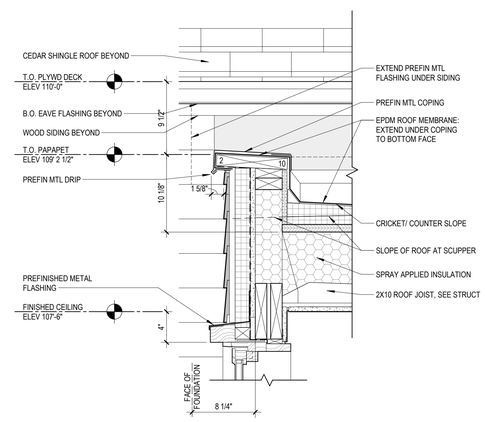
D3 SECTION at BLDG 1 LOBBY OVERHANG
SCALE: 1 1/2" = 1'-0"



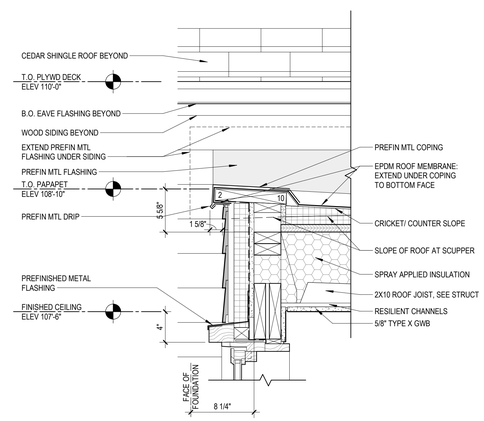
D6 SECTION at BLDG 1 EAVE at LOBBY
SCALE: 1 1/2" = 1'-0"



B3 SECTION at SCUPPER
SCALE: 1 1/2" = 1'-0"



B4 SECTION at LONG LINK ROOF
SCALE: 1 1/2" = 1'-0"



B6 SECTION at SHORT LINK ROOF
SCALE: 1 1/2" = 1'-0"

Demontreville Jesuit Retreat
8243 Demontreville Trail N
Lake Elmo, MN 55042

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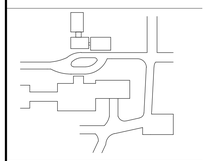
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402

Paulson & Clark Engineering
Structural | Mechanical | Electrical | Security

LOUCKS

KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

STAMP

CONSTRUCTION DOCUMENTS

Project No. 023-10341-000
12/13/2021

EXTERIOR DETAILS

AE511

CONSTRUCTION DOCUMENTS

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DOOR SCHEDULE BUILDING 1

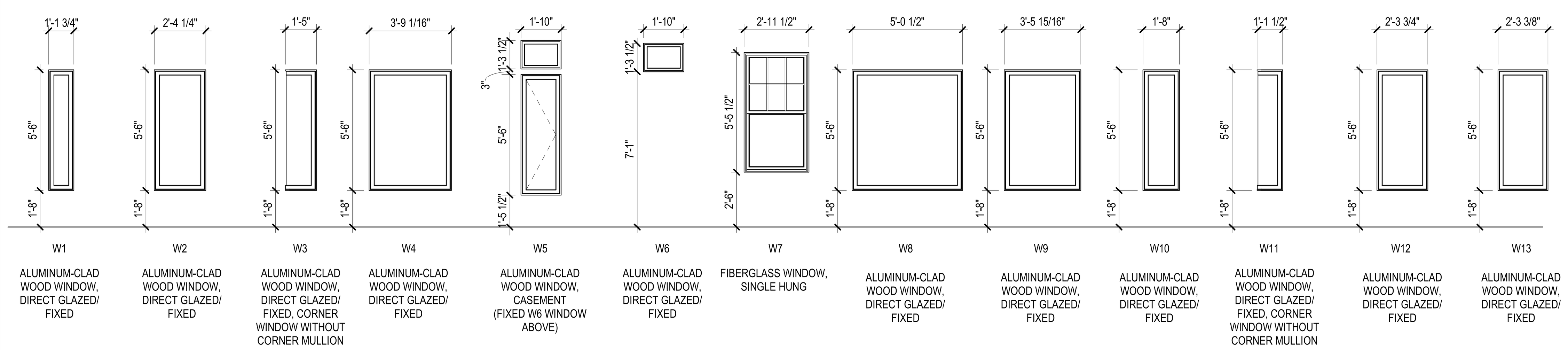
	DOOR			DOOR			FRAME			LABEL	
DOOR NO.	WIDTH	HEIGHT	HDWE SET	TYPE	MAT'L	FIN.	TYPE	MAT'L	FIN.	HOUR	REMARKS
01A	3'-0"	7'-0"	06	FG	AL CLAD WD	Aluminum-Marvin-Bronze	2	AL CLAD WD	Aluminum-Marvin-Bronze	--	
01B	3'-0"	7'-0"	06	FG	AL CLAD WD	Aluminum-Marvin-Bronze	2	AL CLAD WD	Aluminum-Marvin-Bronze	--	
03	3'-0"	7'-0"	05	FG	AL CLAD WD	Aluminum-Marvin-Bronze	2	AL CLAD WD	Aluminum-Marvin-Bronze	--	
04	3'-0"	7'-0"	02	F	WD	WD-2	1	WD	WD-2	--	
04A	2'-10"	7'-0"	01	F	WD	WD-2	1	WD	WD-2	--	
05	3'-0"	7'-0"	02	F	WD	WD-2	1	WD	WD-2	--	
05A	2'-10"	7'-0"	01	F	WD	WD-2	1	WD	WD-2	--	
06	3'-0"	7'-0"	02	F	WD	WD-2	1	WD	WD-2	--	
06A	2'-10"	7'-0"	01	F	WD	WD-2	1	WD	WD-2	--	
07	3'-0"	7'-0"	02	F	WD	WD-2	1	WD	WD-2	--	
07A	2'-10"	7'-0"	01	F	WD	WD-2	1	WD	WD-2	--	
08	3'-0"	7'-0"	03	F	WD	WD-2	1	WD	WD-2	--	
09A	3'-0"	7'-0"	05	F	AL CLAD WD	Aluminum-Marvin-Bronze	2	AL CLAD WD	P-1	45	
09B	3'-0"	7'-0"	05	F	HM	Aluminum-Marvin-Bronze	3	HM CLAD WD	Aluminum-Marvin-Bronze	45	
12	3'-0"	7'-0"	05	FG	AL CLAD WD	Aluminum-Marvin-Bronze	2	AL CLAD WD	Aluminum-Marvin-Bronze	--	
13	3'-0"	7'-0"	02	F	WD	WD-2	1	WD	WD-2	--	
13A	2'-10"	7'-0"	01	F	WD	WD-2	1	WD	WD-2	--	
14	3'-0"	7'-0"	02	F	WD	WD-2	1	WD	WD-2	--	
14A	3'-0"	7'-0"	01	F	WD	WD-2	1	WD	WD-2	--	
15	3'-0"	7'-0"	02	F	WD	WD-2	1	WD	WD-2	--	
15A	2'-10"	7'-0"	01	F	WD	WD-2	1	WD	WD-2	--	
16	3'-0"	7'-0"	02	F	WD	WD-2	1	WD	WD-2	--	
16A	3'-0"	7'-0"	01	F	WD	WD-2	1	WD	WD-2	--	
25	3'-0"	7'-0"	03	F	WD	WD-2	1	WD	WD-2	--	
26A	3'-0"	7'-0"	05	F	AL CLAD WD	Aluminum-Marvin-Bronze	2	AL	Aluminum-Marvin-Bronze	45	
26B	3'-0"	7'-0"	05	F	AL CLAD WD	Aluminum-Marvin-Bronze	2	AL	Aluminum-Marvin-Bronze	45	

DOOR SCHEDULE REMARKS
1. SCHEDULED SIZE IS NOMINAL CLEAR OPENING
2. COORDINATE DOOR WITH STORE FRONT VENDOR
3. PROVIDE MIN 16 GA METAL FRAMING AT PERIMETER OF OPENING

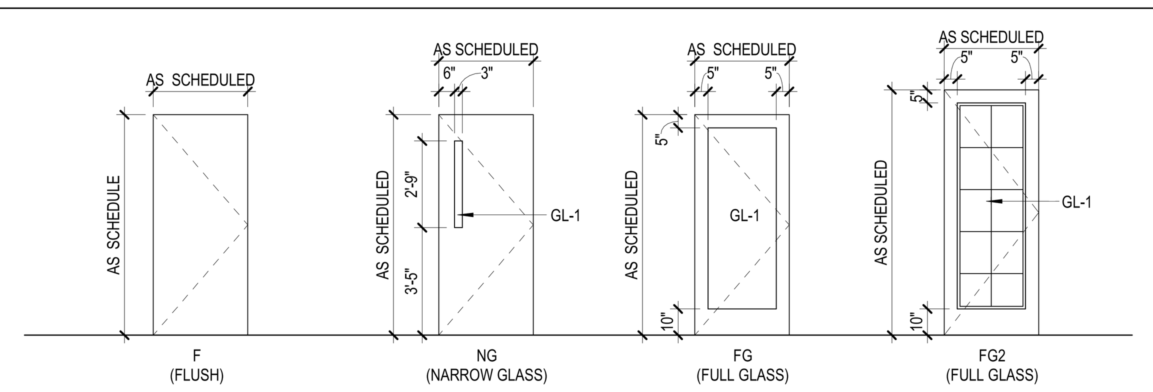
WINDOW SCHEDULE

	R.O.				
WINDOW TYPE	WIDTH	HEIGHT	Sill Height	HEAD HEIGHT	COMMENTS
W1	1'-2 3/4"	5'-6 1/2"	1'-8"	7'-2"	
W2	2'-5 1/4"	5'-6 1/2"	1'-8"	7'-2"	
W3	1'-6"	5'-6 1/2"	1'-8"	7'-2"	
W4	3'-10 1/16"	5'-6 1/2"	1'-8"	7'-2"	
W5	1'-11"	5'-6 1/2"	1'-8"	7'-2"	
W6	1'-11"	1'-4"	7'-5"	8'-8 1/2"	
W7	3'-0 1/2"	5'-6"	2'-6"	7'-11 1/2"	
W8	5'-1 1/2"	5'-6 1/2"	1'-8"	7'-2"	
W9	3'-6 15/16"	5'-6 1/2"	1'-8"	7'-2"	
W10	1'-9"	5'-6 1/2"	1'-8"	7'-2"	
W11	11"	5'-6 1/2"	1'-8"	7'-2"	
W12	2'-4 13/16"	5'-6 1/2"	1'-8"	7'-2"	
W13	2'-4 3/8"	5'-6 1/2"	1'-8"	7'-2"	

WINDOW TYPES



DOOR TYPE LEGEND



HARDWARE SETS

SET 01 (TOILET ROOMS)
1 PASSAGE LATCH SET
3 5PB1 BUTT HINGES
1 SET SILENCERS
1 WALL STOP

SET 02 (SLEEPING ROOMS)
1 OFFICE LOCK SET
1 SET SILENCERS
3 5PB1 BUTT HINGES
1 WALL STOP

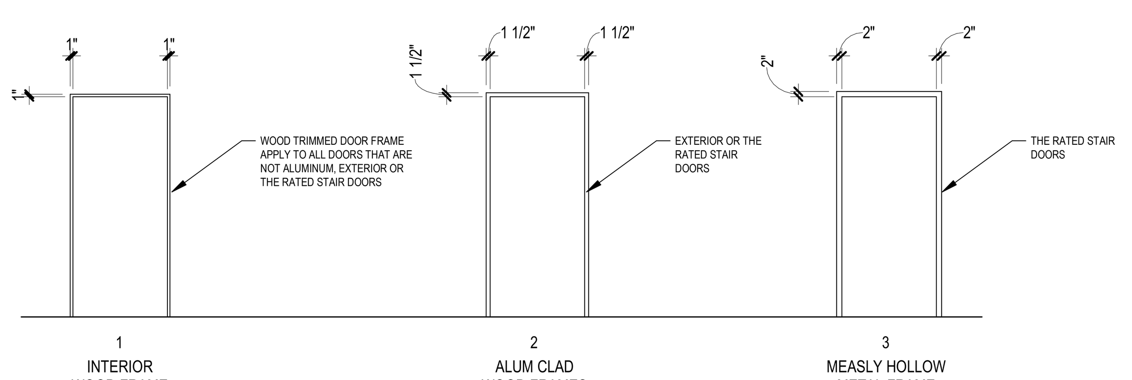
SET 03 (STORAGE ROOMS)
1 STORE ROOM LOCK SET
1 SET SILENCERS
3 5PB1 BUTT HINGES
1 WALL STOP

SET 04 (DOUBLE DOOR CLOSET)
1 SET DUMMY LEVERS
2 SET RECESSED ROLLER LATCHES
6 5PB1 BUTT HINGES

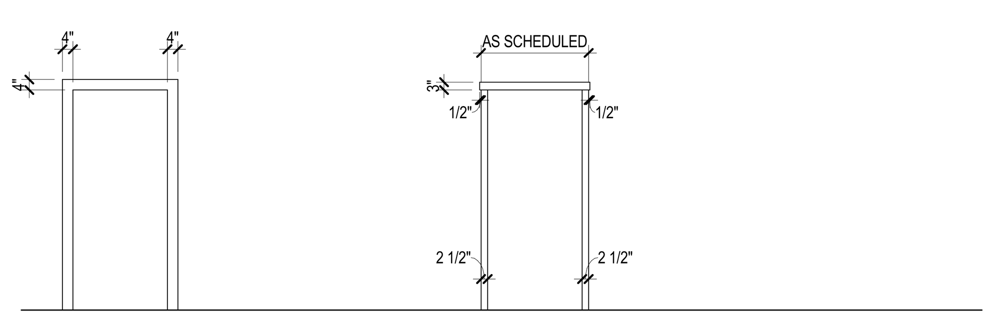
SET 05 (STAIRWELLS AND END OF CORRIDORS)
1 SET PANIC HARDWARE
1 SET SILENCERS
3 5PB1 BUTT HINGES
1 OVERHEAD CLOSER

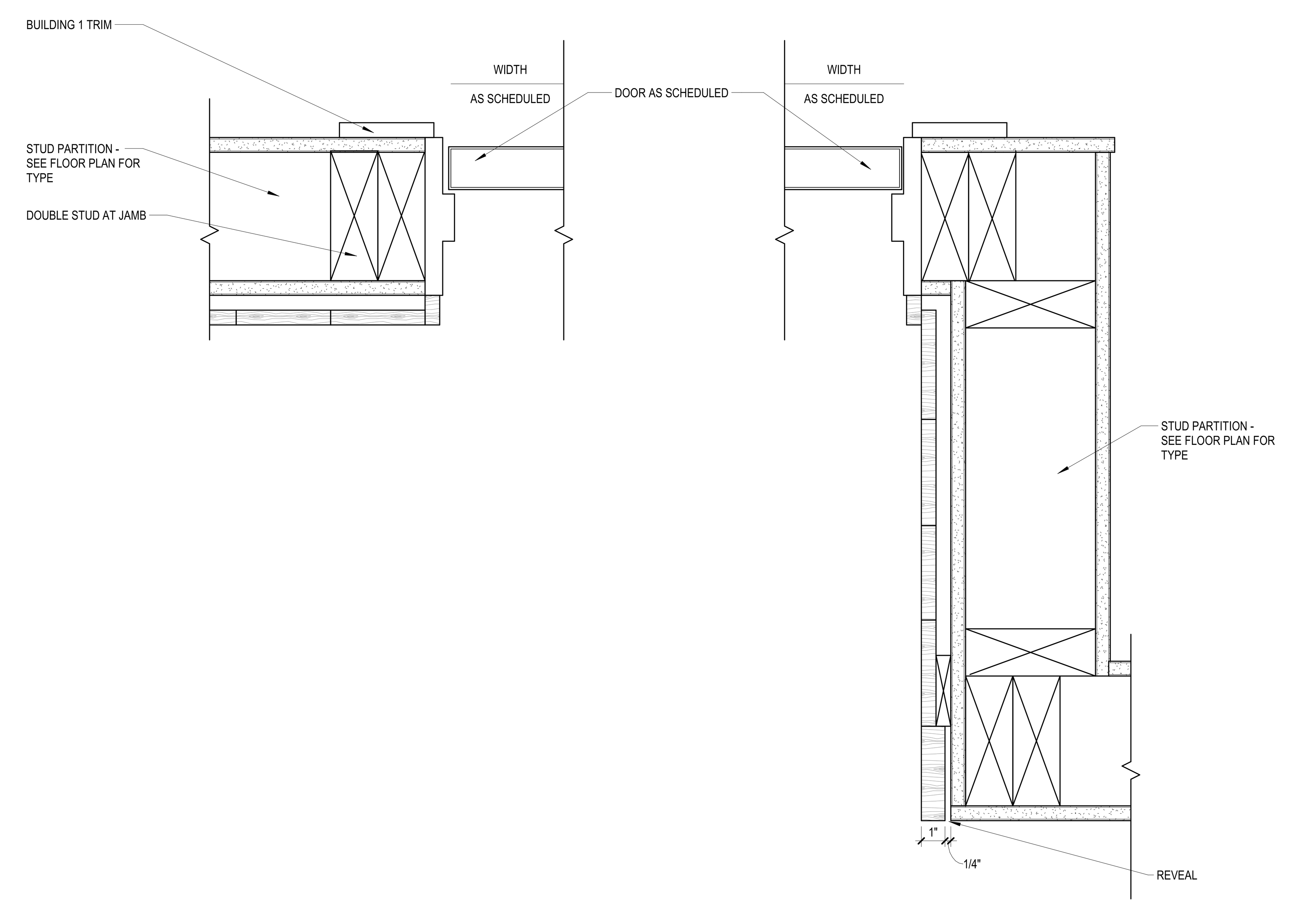
SET 06 (ALUMINUM ENTRANCE DOORS)
1 SET PANIC HARDWARE
1 SET SILENCERS
3 5PB1 BUTT HINGES
1 OVERHEAD CLOSER

FRAME TYPE LEGEND

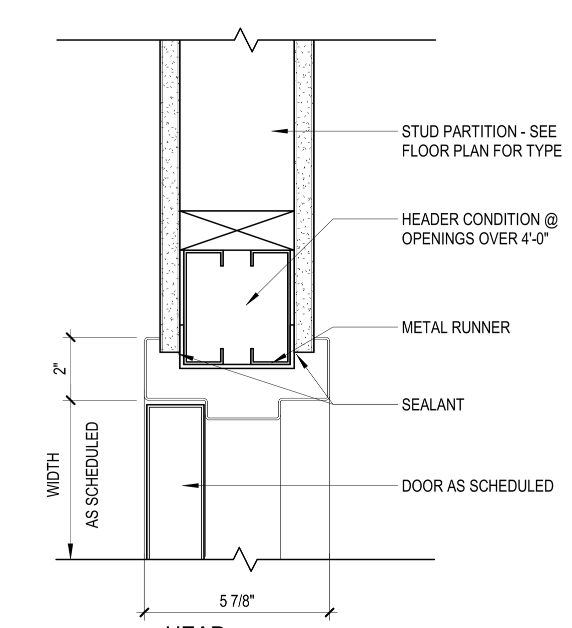


TRIM TYPE LEGEND

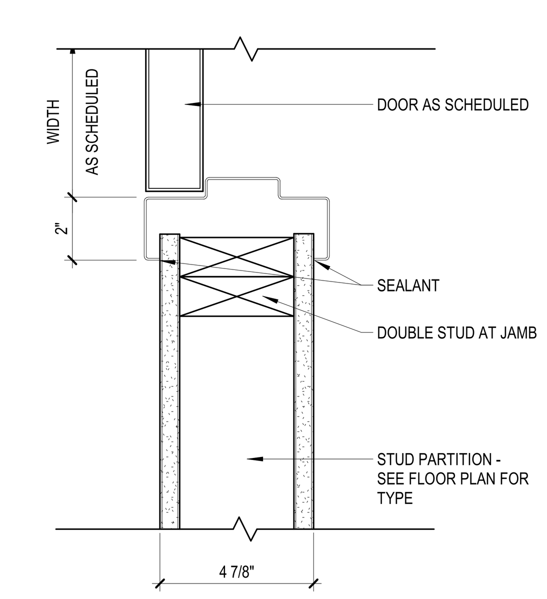




A5 JAMB AT BUILDING 1 DOOR
SCALE: 3" = 1'-0"



A HEAD



B JAMB

Demontreville Jesuit Retreat
8243 Demontreville Trail N
Lake Elmo, MN 55042

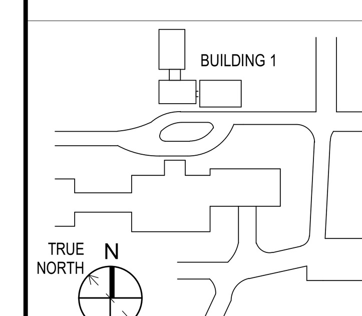
Demontreville Jesuit Retreat
8243 Demontreville Trail N, Lake Elmo, MN 55042

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402

Paulson & Clark Engineering
Structural | Mechanical | Electrical | Security

LOUCKS

KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	
Design	JTB
Draw	SLW
Check	MRN / JTB

STAMP

CONSTRUCTION DOCUMENTS

Project No. 023-10341-000
12/13/2021

DOOR SCHEDULE AND OPENINGS - BUILDING 1 & 2

NOT UPDATED TO 10 BEDROOMS

AE601

CONSTRUCTION DOCUMENTS

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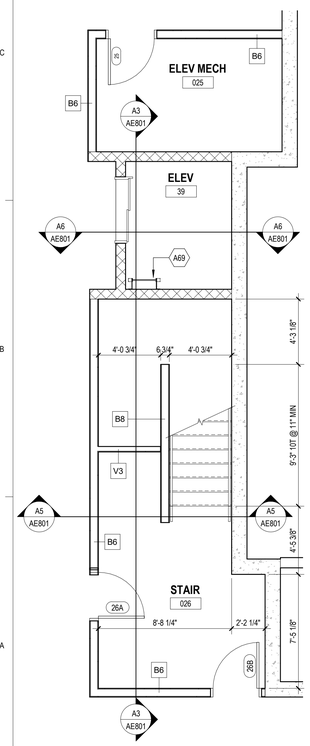
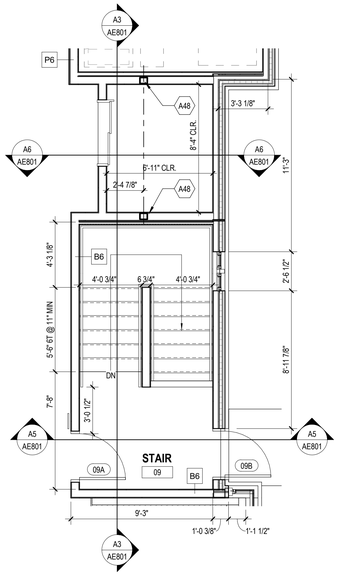
KEYNOTE LEGEND

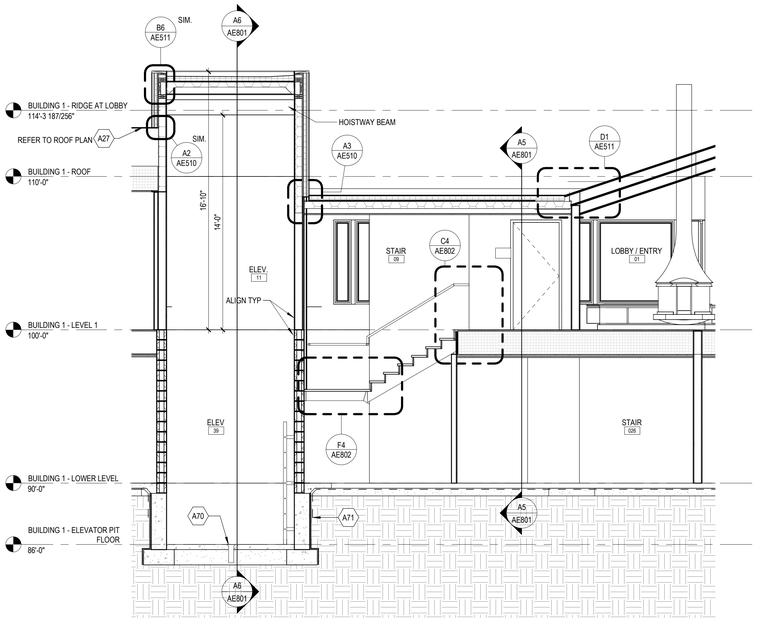
A27	CRICKET
A46	6" X 30" EMBED PLATES FOR ELEVATOR SHAFT. CONFIRM SIZE WITH ELEVATOR MFGR.
A47	HOISTWAY BEAM
A48	TUBE STEEL FOR ELEVATOR RAILS. SEE STRUCTURAL
A49	STRUCTURAL STOOP
A50	VOID FORM
A61	FINISHED WOOD CAP
A69	PIT LADDER
A70	ELEVATOR PIT DRAIN TO SUMP PUMP
A71	WATERPROOFING AROUND ELEVATOR PIT. LAP UNDERSLAB VAPOR BARRIER



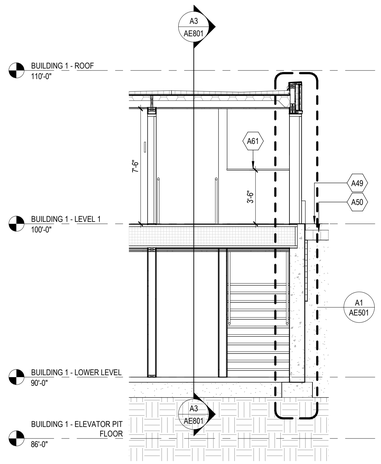
A1 BUILDING 1 - LOWER LEVEL STAIR PLAN
SCALE: 1/4" = 1'-0"



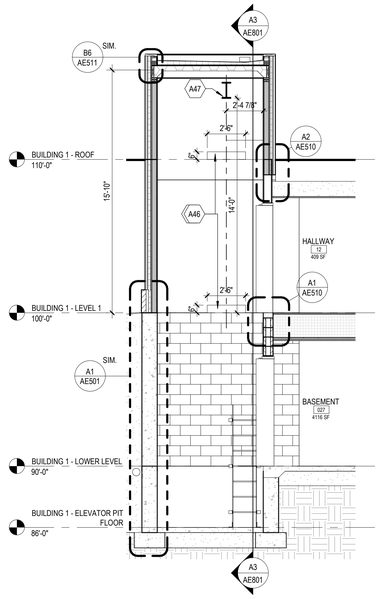
A2 BUILDING 1 - VERTICAL CIRCULATION PLAN
SCALE: 1/4" = 1'-0"



A3 BUILDING 1 STAIR / ELEVATOR SECTION CUT
SCALE: 1/4" = 1'-0"



A5 BUILDING 1 STAIR SECTION CUT 2
SCALE: 1/4" = 1'-0"



A6 BUILDING 1 ELEVATOR SECTION CUT
SCALE: 1/4" = 1'-0"

Demontreville Jesuit Retreat
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Lake Elmo, MN 55042

Demontreville Jesuit Retreat
8243 Demontreville Trail N, Lake Elmo, MN 55042

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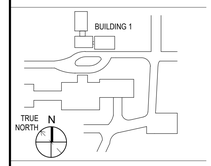
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402

Paulson & Clark Engineering
Structural | Mechanical | Electrical | Security

LOUCKS

KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	
Design	JTB
Draw	SLW
Check	MRN / JTB

STAMP

CONSTRUCTION DOCUMENTS

Project No. 023-10341-000
12/13/2021

VERTICAL CIRCULATION PLAN & SECTIONS - BUILDING 1 & 2

AE801

CONSTRUCTION DOCUMENTS

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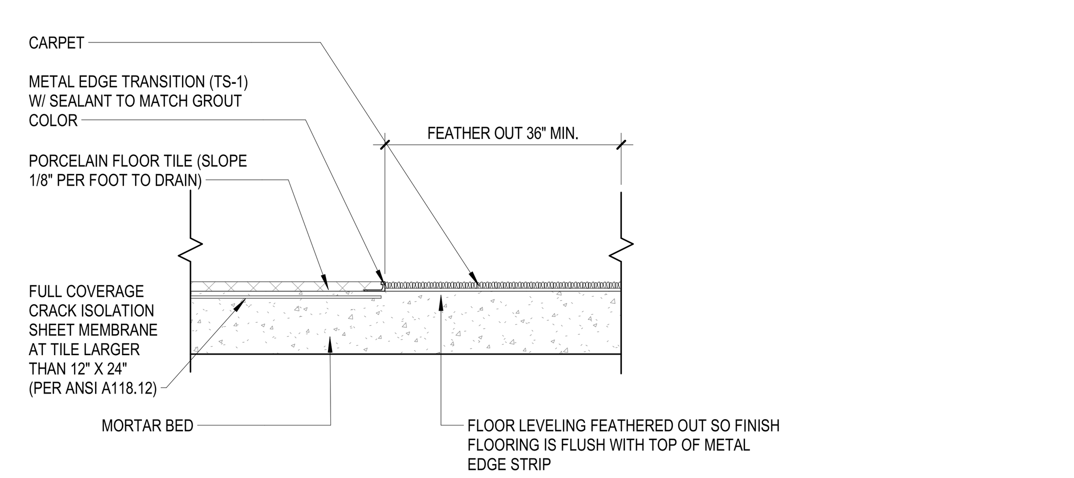
SCHEDULE FOR FINISHES

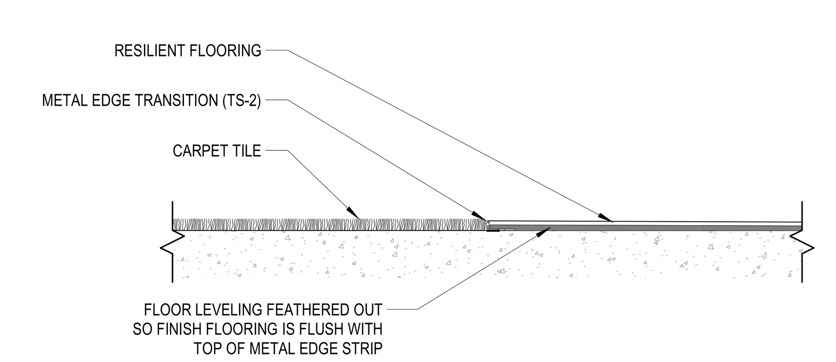
CODE	DESCRIPTION	MANUFACTURER	PRODUCT	SPECIFICATION SECTION	Comments
CPT-1	BROADLOOM CARPET	TARKETT HOSPITALITY	STYLE:1070 SEAGRASS, COLOR: 142, BACKING: ACTIONBAC, FIBER: 100% SOLUTION DYED NYLON, SYNTHETIC CARPET PAD	096816 SHEET CARPETING	
CPT-2	BROADLOOM CARPET RUG	TARKETT HOSPITALITY	STYLE: 4011 TRACE II, COLOR: 560, BACKING: UNITARY WITH ACTIONBAC, FIBER: 100% SOLUTION DYED NYLON, NON-SKID PAD	096816 SHEET CARPETING	
CPT-3	BROADLOOM CARPET	TARKETT HOSPITALITY	STYLE: D1263 RUNE, COLOR: 120, BACKING: ACTIONBAC, FIBER: 100% SOLUTION DYED NYLON, SYNTHETIC CARPET PAD	096816 SHEET CARPETING	
CPT-4	BROADLOOM CARPET RUG	TARKETT HOSPITALITY	STYLE: 111D SALTMARSH II, COLOR: 520, BACKING: UNITARY ACTIONBAC, FIBER 100% SOLUTION DYED NYLON, NON-SKID PAD	096816 SHEET CARPETING	
CTT-1	CERAMIC TILE TRIM	TILE X DESIGN	MFR: CITI TILE, COLLECTION: CORE, COLOR: BISCUIT. FINISH: GLOSSY. FORMAT: A4200 2" x 6" RADIUS CAP	093013 CERAMIC TILING	
CTW-1	CERAMIC TILE	TILE X DESIGN	MFR: CITI TILE, COLLECTION: CORE, COLOR: BISCUIT. FINISH: GLOSSY. SIZE: 4X10	093013 CERAMIC TILING	TOILET WET WALLS / BUILDING 2 SHOWER WALLS
CTW-2	CERAMIC TILE	TILE X DESIGN	MFR: LANDMARK CERAMICS. COLLECTION: TREK. COLOR: SAND. SIZE: 2" x 2" MOSAIC	093013 CERAMIC TILING	BUILDING 1 SHOWER WALLS
CTW-3	CERAMIC TILE	CERAMIC TILEWORKS	MFR: CERAMIC TILEWORKS. COLLECTION: COUNTRY. COLOR: ASH BLUE. FINISH: GLOSSY. SIZE 3" x 8"	093013 CERAMIC TILING	LOBBY BACKSPLASH
DRP-2	DRAPERY	ARCHITEX	NAME: TWILIGHT TIME, COLOR: CHOCOLATE	122200 CURTAINS AND DRAPES	
DRP-3	DRAPERY	ARCHITEX	NAME: TWILIGHT TIME, COLOR: GREYSTONE	122200 CURTAINS AND DRAPES	
ECT-1	ENTRANCE CARPET TILE	TARKETT	STYLE: ABRASIVE ACTION II 02578. COLOR: WINTER GRAY 19103. MODULAR TILE 24" X 24"	096813 TILE CARPET	
GT-1	GROUT	MAPEI	EPOXY. COLOR: 47 CHARCOAL	093013 CERAMIC TILING	USE WITH PT-1
GT-2	GROUT	MAPEI	EPOXY. COLOR: 19 PEARL GRAY	093013 CERAMIC TILING	USE WITH PT-4, PT-5, PTB-4
GT-3	GROUT	MAPEI	EPOXY. COLOR: 14 BISCUIT	093013 CERAMIC TILING	USE WITH CTT-1, CTW-1
GT-4	GROUT	MAPEI	EPOXY. COLOR: 11 SAHARA BEIGE	093013 CERAMIC TILING	USE WITH CTW-2, PT-2, PT-3, PTB-2
LVT-1	LUXURY VINYL TILE	SHAW CONTRACT	COLLECTION: TERRAIN II 20MIL 5mM 4110V. COLOR: PIRCH 00684	096519 RESILIENT TILE FLOORING	
LVT-2	LUXURY VINYL TILE	SHAW CONTRACT	COLLECTION: TERRAIN II 20MIL 5mM 4110V. COLOR: TRAIL 00256	096519 RESILIENT TILE FLOORING	
P-1	PAINT (FIELD)	SHERWIN WILLIAMS	SW9111 ANTLER VELVET	099123 INTERIOR PAINTING	
P-2	PAINT (CEILING)	SHERWIN WILLIAMS	SW7007 CEILING BRIGHT WHITE	099123 INTERIOR PAINTING	
P-3	PAINT (WALLS)	HIRSHFIELD'S	OWNER PROVIDED AXX-7, L-2, SS-2	099123 INTERIOR PAINTING	
P-4	PAINT (ACCENT)	SHERWIN WILLIAMS	SW7016 MINDFUL GRAY	099123 INTERIOR PAINTING	
P-5	PAINT (ACCENT)	SHERWIN WILLIAMS	SW7072 ONLINE	099123 INTERIOR PAINTING	
P-6	PAINT (FIELD)	SHERWIN WILLIAMS	SW6234 UNCERTAIN GRAY	099123 INTERIOR PAINTING	
P-7	PAINT (ACCENT)	SHERWIN WILLIAMS	SW7603 POOLHOUSE	099123 INTERIOR PAINTING	
P-8	PAINT (TRIM)	SHERWIN WILLIAMS	SW9165 GOSSAMER VEIL	099123 INTERIOR PAINTING	
PLAM-1	PLASTIC LAMINATE	WILSONART	RIVER CHERRY. FINISH: 38 FINE VELVET TEXTURE.	064116 PLASTIC-LAMINATE-CLAD ARCHITECTURAL CABINETS	ELEVATOR WALLS
PLAM-2	PLASTIC LAMINATE	WILSONART	COLOR: ALABASTER. FINISH: 60 MATTE.	064116 PLASTIC-LAMINATE-CLAD ARCHITECTURAL CABINETS	ADA BATHROOM CASEWORK ACCESS PANELS
PLAM-3	PLASTIC LAMINATE	WILSONART	COLOR: CRYSTAL. FINISH: 60 MATTE.	064116 PLASTIC-LAMINATE-CLAD ARCHITECTURAL CABINETS	ADA BATHROOM CASEWORK ACCESS PANELS
PT-1	PORCELAIN TILE	KATE-LO TILE AND STONE	MFR: ERGON, COLLECTION: CORNERSTONE, FORMAT: 18"X36", 984F9R NATURAL RETT. COLOR: SLATE BLACK, 1/8" GROUNT JOINT	093013 CERAMIC TILING	BUILDING 1 LOBBY FLOORS
PT-2	PORCELAIN TILE	TILE X DESIGN	MFR: LANDMARK CERAMICS. COLLECTION: TREK. COLOR: SAND. SIZE: 12" x 24". 1/8" GROUT JOINTS.	093013 CERAMIC TILING	BATHROOM FLOORS
PT-3	PORCELAIN TILE	TILE X DESIGN	MFR: LANDMARK CERAMICS. COLLECTION: TREK. COLOR: SAND. SIZE: 2" x 2" MOSAIC. 1/16" GROUT JOINTS.	093013 CERAMIC TILING	SHOWER FLOORS
PT-4	PORCELAIN TILE	KATE-LO TILE AND STONE	MFR: ERGON, COLLECTION: CORNERSTONE, FORMAT: 12"X24", 984F9R NATURAL RETT. COLOR SLATE GREY. 1/8" GROUT JOINTS.	093013 CERAMIC TILING	BATHROOM FLOORS
PT-5	PORCELAIN TILE	KATE-LO TILE AND STONE	MFR: ERGON, COLLECTION: CORNERSTONE, FORMAT: 30MM X 30MM. MOSAIC. 984F9R NATURAL RETT. COLOR SLATE GREY. 1/16" GROUT JOINT	093013 CERAMIC TILING	SHOWER FLOORS
PT-6	PORCELAIN TILE	KATE-LO TILE AND STONE	MFR: ERGON, COLLECTION: CORNERSTONE, FORMAT: 18"X36", 984F9R NATURAL RETT. COLOR SLATE GREY. 1/8" GROUT JOINTS	093013 CERAMIC TILING	BUILDING 2 LOBBY FLOORS
PTB-2	PORCELAIN TILE BASE	TILE X DESIGN	MFR: LANDMARK CERAMICS. COLLECTION: TREK. FORMAT: COVE BASE COLOR: SAND.	093013 CERAMIC TILING	BUILDING 1 BATHROOM BASE
PTB-4	PORCELAIN TILE BASE	KATE-LO TILE AND STONE	MFR: ERGON, COLLECTION: CORNERSTONE, FORMAT: COVE BASE. 984F9R NATURAL RETT. COLOR SLATE GREY	093013 CERAMIC TILING	BUILDING 2 BATHROOM BASE
QZ-1	QUARTZ	CORIAN	COLOR: STORM GREY LEATHERED	123661.19 QUARTZ AGGLOMERATE COUNTERTOPS	
RB-1	RESILIENT WALL BASE	ROPPE	700 SERIES WALL BASE, STANDARD TOE BASE. COLOR: #178 PEWTER	123661.19 QUARTZ AGGLOMERATE COUNTERTOPS	
RST-1	RESILIENT STAIR TREAD	ROPPE	RAISED SQUARE TREAD PROFILE #94. COLOR: #178 PEWTER	096519 RESILIENT TILE FLOORING	
RT-1	RESILIENT LANDING TILE	ROPPE	RAISED SQUARE #994. SIZE 20"X20". COLOR: #178 PEWTER	096519 RESILIENT TILE FLOORING	
SSM-1	SOLID SURFACE	CORIAN	COLOR: RICE PAPER	066000 SOLID SURFACING	
SSM-2	SOLID SURFACE	CORIAN	COLOR: LINEN	066000 SOLID SURFACING	
TS-1	TRANSITION STRIP	SCHLUTER	SCHIENE. FINISH: ALUMINUM.	093013 CERAMIC TILING	USE AT TILE TO CARPET AND TILE TO RESILIENT
TS-2	TRANSITION STRIP	SCHLUTER	VINPRO-S. FINISH: ALUMINUM.	093013 CERAMIC TILING	USE AT RESILIENT TO CARPET
TS-3	TRANSITION STRIP	SCHLUTER	RONDEC. FINISH: CREAM COLOR-COATED ALUMINUM	093013 CERAMIC TILING	USE AT PT-2, PTB-2,AND PT-3 TILE EDGES
TS-4	TRANSITION STRIP	SCHLUTER	RONDEC. FINISH: GREY COLOR-COATED ALUMINUM	093013 CERAMIC TILING	USE AT PTB-4 TILE EDGES
UPH-1	UPHOLSTERY	DESIGNTEX	CLOUD VELVET. COLOR: REGAL BLUE.	062023 INTERIOR FINISH CARPENTRY	
WC-1	WALLCOVERING	WOLF GORDON	BOODLE, ZINC, NAT 4107, WIDTH: 36", WEIGHT: 30 OZ	097200 WALLCOVERINGS	
WD-1	WOOD CEILING / PANELING	CUSTOM WOOD CEILING / WALL PANELING	SPECIES: CEDAR. STAIN TO MATCH ARCHITECT'S SAMPLE	062023 INTERIOR FINISH CARPENTRY	
WD-2	WOOD DOORS AND FRAMES	- -	SPECIES: WHITE OAK RIFT CUT, STAIN TO MATCH ARCHITECT'S SAMPLE.	081416 WOOD DOORS	
WD-3	WOOD MILLWORK	- -	SPECIES: WHITE OAK RIFT CUT, STAIN TO MATCH ARCHITECT'S SAMPLE.	062023 INTERIOR FINISH CARPENTRY	
WD-4	WOOD MILLWORK	CUSTOM WOOD FINISH	SPECIES: WHITE OAK RIFT CUT, STAIN TO MATCH LVT-2	062023 INTERIOR FINISH CARPENTRY	
WDB-1	WOOD BASE	- -	SPECIES: WHITE OAK RIFT CUT, STAIN TO MATCH ARCHITECT'S SAMPLE. SIZE: 4" HIGH EASED EDGE	062023 INTERIOR FINISH CARPENTRY	
WDB-2	WOOD BASE	- -	OWNER PROVIDED, PAINTED	062023 INTERIOR FINISH CARPENTRY	

GENERAL FINISH NOTES

1. SEE SHEET GI003 FOR COMPLETE LIST OF SYMBOLS AND ABBREVIATIONS.
2. "UNO" WITHIN A ROOM FINISH TAG INDICATES A CHANGE IN FINISH. REFER TO FINISH PLANS, ELEVATIONS, REFLECTED CEILING PLANS , AND/OR DETAILS FOR EXTENTS OF CHANGES IN FINISHES.
3. REFER TO "SCHEDULE FOR FINISHES" FOR COLOR / MATERIAL INFORMATION.
4. FLOORING TRANSITIONS BETWEEN ROOMS SHALL BE AT CENTERLINE OF DOOR WHEN CLOSED, UNO. SEE IN500 SERIES SHEETS FOR FLOORING TRANSITION DETAILS.
5. ALL EXPOSED TILE EDGES TO BE FINISHED WITH METAL TRANSITION STRIP (TS), UNO. SEE FINISH PLANS, ELEVATIONS AND/OR DETAILS FOR LOCATIONS AND EXTENTS OF INSTALLATION.
6. SOFFITS SHALL BE PAINTED TO MATCH ADJACENT PARTITIONS AND/OR SURFACES, UNO.
7. FREESTANDING COLUMNS SHALL BE PAINTED TO MATCH WALL FIELD COLOR, UNO.
8. INSTALLATION PATTERNS OF FLOORING ARE INDICATED ON DRAWINGS.
9. INSTALLATION PATTERNS OF WALL TILE ARE INDICATED ON ELEVATIONS.
10. CONTRACTOR SHALL COORDINATE WALL MOUNTED DEVICES AMONG ALL CONTRACTORS WHOSE DEVICES ARE TO BE LOCATED IN A GIVEN SPACE. DEVICE SHALL BE ALIGNED WITH EACH OTHER AT A COMMON HEIGHT AND SHALL COMPLY WITH ADA ACCESSIBLE MOUNTING HEIGHTS AND LOCAL CODES AS INDICATED IN THE DOCUMENTS. DEVICES THAT ARE MOUNTED HIGHER ON A WALL SHALL BE ALIGNED VERTICALLY WITH OTHER DEVICES PRESENT BELOW. WHERE ALIGNMENT, LOCATION, OR HEIGHTS ARE UNCLEAR, CONTRACTOR SHALL NOTIFY ARCHITECT, PRIOR TO INSTALLATION.
11. WOOD BASE, DOORS, DOOR TRIM, AND WINDOW TRIM TO BE RIFT CUT WHITE OAK STAINED TO MATCH CEDAR CEILING IN BUILDING 1 ONLY.
12. WOOD BASE, DOORS, DOOR TRIM, AND WINDOW TRIM TO BE PAINTED P-8 IN BUILDING 2 ONLY.
13. PAINT SHEENS AS FOLLOWS: EGGSHELL ON TYPICAL GYPSUM WALLS NOT IN BATHROOMS; SEMI GLOSS ON METAL TRIM; SEMI GLOSS ON WOOD TRIM; SEMI GLOSS ON BATHROOM GYPSUM WALLS. OWNER'S PAINT STANDARD SHEENS SUPERSEDE THIS DIRECTION.
14. IN BATHROOMS AT CERAMIC WALL TILE, WHEN ACCESSORIES ARE PARTIALLY ON TILE AND PARTIALLY ON GYPSUM BOARD, PROVIDE A STAINLESS STEEL WASHER/SPACER FOR A FLUSH INSTALLATION.
15. IN BATHROOMS AT OUTSIDE CERAMIC TILE CORNERS, PROVIDE EDGE PROTECTION TS-3.



A4 DETAIL - FLOOR TILE TO CARPET OR RESILIENT TRANSITION
SCALE: 3" = 1'-0"



A6 TRANSITION - RESILIENT TO CARPET (METAL)
SCALE: 3" = 1'-0"

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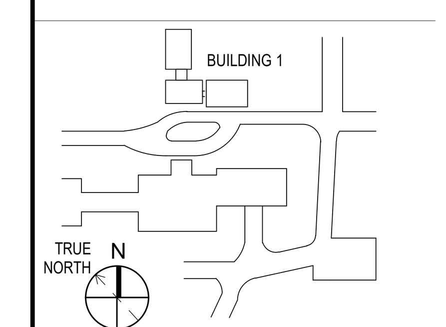
LOUCKS

KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	
Design	RAB/VEP
Draw	RAB
Check	VEP

STAMP

CONSTRUCTION DOCUMENTS

Project No. 023-10341-000
12/13/2021

INTERIOR FINISH SCHEDULE AND DETAILS

IN601

CONSTRUCTION DOCUMENTS

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ELECTRICAL ABBREVIATIONS

A	AMPERE
AB	ABOVE BACKSPLASH
AC	ALTERNATING CURRENT
ADD	ADDENDUM
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
ARCH	ARCHITECTURAL
ATS	AUTOMATIC TRANSWER SWITCH
AUTO	AUTOMATIC
BCCT	BOTTOM OF CABLE TRAY
C	CONDUIT
CB	CIRCUIT BREAKER
CCT, CKT	CIRCUIT
CCTV	CLOSED CIRCUIT CONNECTION
CLG	CEILING
COMB	COMBINATION
CONN	CONNECT, CONNECTION
CONTR	CONTRACTOR
CUH	CABINET UNIT HEATER
DIST	DISTRIBUTION
DN	DOWN
DWG	DRAWING
EA	EACH
EC	ELECTRICAL CONTRACTOR
ELR	END-OF-LINE RESISTOR
EM	EMERGENCY
EMS	EMERGENCY MANAGEMENT SYSTEM
EP	ELECTRICAL PNEMATIC SWITCH
EQUIP	EQUIPMENT
EX	EXISTING
EXPL	EXPLOSION PROOF
FA	FIRE ALARM
FDR	FEEDER
FIN	FINISHED
FLR	FLOOR
FLA	FULL LOAD AMPS
FSEC	FOOD SERVICE EQUIPMENT CONTRACTOR
FACP	FIRE ALARM CONTROL PANEL
GND,GRD	GROUND
GFI,GFCI	GROUND-FAULT CICUIT INTERRUPTER
HOA	HAND-OFF-AUTOMATIC ALARM
HP	HORSEPOWER
HTG	HEATING
HTR	HEATER
HUH	HORIZONTAL UNIT HEATER
HZ	HEARTZ
I/L	INTERLOCK
I/C	INTERCOM
IDF	INTERMEDIATE DISTRIBUTION FRAME
IC	INTERRUPTING CAPACITY
IG	ISOLATED GROUND
JB	JUNCTION BOX
KVA	KILOVOLT-AMPERE
KW	KILOWATT
LOC	LOCATION
LTG	LIGHTING
LV	LOW-VOLTAGE
MAX	MAXIMUM
MCC	MOTOR CONTROL CENTER
MDF	MAIN DISTRIBUTION FRAME
MECH	MECHANICAL
MIN	MINIMUM
MFGR	MANUFACTURER
MSS	MOTOR STARTER SWITCH
MTC	EMPTY CONDUIT
MTD	MOUNTED
MTS	MANUAL TRANSFER SWITCH
NA	NOT APPLICABLE
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
NF	NON-FUSED
OC	ON CENTER
OS	COCCUPANCY CENTER
PB	PULL-BOX
PE	PNEMATIC-ELECTRIC SWITCH
PH	PHASE
PNL	PANEL
PR	PAIR
PVC	POLY-VINYL-CHLORIDE
PWR	POWER
REC	RECEPTACLE
RM	ROOM
S	DENOTES "SURFACE" DEVICE
SHT	SHEET
SPC	SPACE
SPR	SPARE
SS	STAINLESS STEEL
SW	SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TC	TIME-CLOCK
TELE	TELEPHONE
TERM	TERMINAL
TS	TIME-SWTICH
TSFR	TRANSFER
TV	TELEVISION
TYP	TYPICAL
TVSS	TRANSIENT VOLTAGE SURGE PROTECTION
UG	UNDERGROUND
UH	UNIT HEATER
UV	UNIT VENTILATOR
V	VOLTAGE
VA	VOLT-AMPERE
VFD	VARIABLE FREQUENCY DRIVE
W	WATTAGE
WM	SURFACE WIREMOLD
WP	WEATHERPROOF

ELECTRICAL SYMBOLS

LIGHTING

SYMBOL	DESCRIPTION	HEIGHT
	LIGHT FIXTURE TYPE DESIGNATION CIRCUIT NUMBER SWITCH REFERENCE (RC# = RELAY CONTROL) HALF FILLED INDICTATES AN EMERGENCY LIGHT NL (NL=NIGHT LIGHT)	
	RECESSED DOWNLIGHT	
	PENDANT - COORDINATE LENGTH WITH ARCHITECT	
	WALL-MOUNTED FIXTURE EXTERIOR DEFAULT MOUNTING HEIGHT = 12'	
	TRACK LIGHTING- INDICATES NUMBER OF LIGHTS	
	EXIT LIGHT-WITH DIRECTIONAL ARROW(S); DARKENED AREA INDICATES NUMBER AND ORIENTATION OF FACES	
	EXIT LIGHT-WITH EMERGENCY LIGHTING HEADS AND DIRECTIONAL ARROWS	
	EMERGENCY LIGHTING WALL PACK	
	EMERGENCY LIGHTING REMOTE HEAD	
	STANDARD SNAP LIGHT SWITCH	46"
LD#	LOW-VOLTAGE SWITCH; "LD#" INDICATES A SPECIFIC LOW-VOLTAGE LIGHTING DETAIL; LOW VOLTAGE SWITCH. "LD#" INDICATES CONTROL TYPE REFER TO CORRESPONDING DETAIL FOR REQUIRED DEVICES AND CONNECTIONS FOR LIGHTING, SENSOR AND RECEPTACLE CONTROL.	46"
D	DIMMER SWITCH	46"
3	THREE-WAY SWITCH	46"
4	FOUR-WAY SWITCH	46"
K	KEY-OPERATED SWITCH	46"
	SWITCH WITH PILOT LIGHT	46"
OS	ON/OFF SWITCH WITH OCCUPANCY SENSOR	46"
DS ##	OCCUPANCY SENSOR: D1 - CEILING MT, 500SF DUAL TECH, STANDALONE W/ POWER PACK D2 - CEILING MT, 2000SF DUAL TECH, STANDALONE W/ POWER PACK L1 - CEILING MT, 2000SF DUAL TECH, CONNECTED TO LTG CTRL PANEL W1 - WALL MT AT SWITCH LOCATION, 1-BUTTON FOR ON/OFF W2 - WALL MT AT SWITCH LOCATION, 2-BUTTON FOR LEVEL CONTROL N1 - CEILING SENSOR CONNECTED TO ROOM CONTROLLER PER DETAIL N2 - CEILING SENSOR CONNECTED TO ROOM CONTROLLER PER DETAIL N3 - WALL MT, GYMNASIUM W/ WIREGUARD	
DS	DAYLIGHT SENSOR (TO ROOM CONTROLLER); DAYLIGHT SENSOR CONNECTED TO ROOM CONTROLLER FOR DIMMED DAYLIGHT CONTROL. REFER TO DAYLIGHTING CONNECTION DETAIL.	
TS	TIME-SWITCH (TC: TIME-CLOCK)	
PC	PHOTOCELL	

POWER

SYMBOL	DESCRIPTION	HEIGHT
	RECEPTACLE (DUPLEX)	18"
	BOX AT BASE OF DEVICE INDICATES WIREMOLD-MOUNT, TYP ALL DEVICES.	
	QUADRUPLEX RECEPTACLE	18"
	GFI RECEPTACLE (DUPLEX)	46"
	COMBINATION USB/DUPLEX RECEPTACLE	42"
	DUPLEX RECEPTACLE ON EMERGENCY POWER	18"
	QUADRUPLEX RECEPTACLE ON EMERGENCY POWER	18"
G	GREEN DUPLEX RECEPTACLE ON OCCUPANCY SENSOR REFER TO LOW VOLTAGE DETAILS	18"
G	GREEN QUADRUPLEX RECEPTACLE ON OCCUPANCY SENSOR REFER TO LOW VOLTAGE DETAILS	18"
TR	DUPLEX RECEPTACLE (TAMPER RESISTANT)	18"
	DUPLEX RECEPTACLE (SPLIT WIRED)	18"
	SPECIAL PURPOSE OUTLET	18"
	POKE-THRU FLOORBOX; ATTACHED SYMBOLS INDICATE INSTALLED DEVICES/SERVICES	18"
	IN-GRADE FLOORBOX; ATTACHED SYMBOLS INDICATE INSTALLED DEVICES/SERVICES	

FIRE

SYMBOL	DESCRIPTION	HEIGHT
F	FIRE ALARM MANUAL PULL STATION	
F	FIRE ALARM SPEAKER; MOUNT AT 80" OR 6.0" BELOW CEILING-WHICHEVER IS LOWEST.	
F	FIRE ALARM STROBE; MOUNT AT 80" OR 6.0" BELOW CEILING-WHICHEVER IS LOWEST.	
E	EMERGENCY STROBE; MOUNT AT 80" OR 6.0" BELOW CEILING-WHICHEVER IS LOWEST.	
F	FIRE ALARM SPEAKER/STROBE; MOUNT AT 80" OR 6.0" BELOW CEILING-WHICHEVER IS LOWEST.	
F S	FIRE ALARM SMOKE DETECTOR	
F H	FIRE ALARM HEAT DETECTOR	
F DS	FIRE ALARM DUCT SMOKE DETECTOR	
F R	REMOTE DUCT SMOKE DETECTOR TEST STATION	
FS	FIRE SMOKE DAMPER; PROVIDE 120v CONNECTION TO THE FIRE SMOKE DAMPER. PROVIDE A DUCT SMOKE DETECTOR WITH CONNECTIONS TO DAMPER & FACP. PROVIDE INTEGRATION WITH SERVING UNIT. DAMPER SHALL CLOSE WHENEVER SERVING UNIT IS NOT RUNNING.	
SD	SMOKE DAMPER; PROVIDE 120v CONNECTION TO THE SMOKE DAMPER. PROVIDE A DUCT SMOKE DETECTOR WITH CONNECTIONS TO DAMPER & FACP. PROVIDE INTEGRATION WITH SERVING UNIT. DAMPER SHALL CLOSE WHENEVER SERVING UNITIS NOT RUNNING.	
F FS	FIRE ALARM FLOW-SWITCH	
F TS	FIRE ALARM TAMPER SWITCH	
F SV	FIRE ALARM SOLENOID VALVE	
F DH	FIRE ALARM DOOR HOLD OPEN (MAGNETIC)	
F AM	FIRE ALARM INDIVIDUAL ADDRESSABLE MODULE	
F K	FIREMANS KEY LOCK BOX	46"
FLD	FIRE ALARM LOCK DOWN	
FACP	FIRE ALARM CONTROL PANEL	
FAAM	FIRE ALARM ANNUNCIATOR PANEL AND MICROPHONE UNIT	

COMMUNICATIONS

SYMBOL	DESCRIPTION	HEIGHT
AV	A/V CONNECTION ROUGH-IN; PROVIDE 5" SQUARE BOX WITH (1) 1-1/4" CONDUIT TO ACCESSIBLE CEILING SPACE FOR FUTURE INSTALLATION OF A/V DEVICES BY OWNER.	18"
SB	SMARTBOARD CONNECTION ROUGH-IN; PROVIDE A 1900 DEEP JUNCTION BOX WITH (2) 1" EMPTY CONDUITS TO THE CEILING SPACE ABOVE. PROVIDE A 2 GANG MUD RING WITHOUT ANGLED CORNERS FOR THE FUTURE SMARTBOARD OR AV SYSTEM.	18"
TV	TV CONNECTION ROUGH-IN; SINGLE-GANG JUNCTION BOX W/ (1) DATA DROP TERMINATED IN BISCUIT BOX	60"
C	CLOCK	80"
C	CLOCK W/ TWO FACES; END-MOUNT	80"
S S	SPEAKER; WALL OR CEILING MOUNTED; "V" ANNOTATION INDICATES SPEAKER WITH VOLUME CONTROL	80"/CLG
S	LOCAL SOUND SYSTEM SPEAKER	
S J	SPEAKER JACK	
S	PROJECTION SPEAKER; "WP" ANNOTATION INDICATES WEATHERPROOF EXTERIOR SPEAKER	80"
M M	MICROPHONE; WALL OR CEILING MOUNTED	18"/CLG
A	AUDIO JACK	
V	VOLUME CONTROL	46"
B	BELL OR OTHER AUDIBLE DEVICE	80"

DATA

SYMBOL	DESCRIPTION	HEIGHT
	DATA OUTLET; STANDARD (1) DATA DROP; "W" ANNOTATION DENOTES MOUNTING HEIGHT AT 46"; PROVIDE DEVICES INDICATED AND A 2 GANG DEEP BOX WITH TWO (2) 3/4" CONDUITS FOR DATA/VOICE Cat. 6 CABLING. PROVIDE CAT 6 CABLING TO NEAREST DATA CLOSET OR AS INDICATED ON THE DRAWINGS.	18"
	DATA OUTLET; STANDARD (2) DATA DROPS "-D" ANNOTATION DENOTES NONTYPICAL DROP QTY; EG "3D"; PROVIDE DEVICES INDICATED AND A 2 GANG DEEP BOX WITH TWO (2) 3/4" CONDUITS FOR DATA/VOICE Cat. 6 CABLING. PROVIDE CAT 6 CABLING TO NEAREST DATA CLOSET OR AS INDICATED ON THE DRAWINGS.	18"
WAP	WIRELESS ACCESS POINT; STANDARD (2) DATA DROPS; PROVIDE WIRELESS ACCESS POINT AND JACK TERMINATED IN A BISCUIT BOX LOCATED ABOVE THE CEILING. EACH LOCATION SHALL HAVE (2) CAT 6 JACKS.	CLG
	DATA OUTLET; STANDARD (3) DATA DROPS; PROVIDE DEVICES INDICATED AND A 2 GANG DEEP BOX WITH TWO (2) 3/4" CONDUITS FOR DATA/VOICE Cat. 6 CABLING. PROVIDE CAT 6 CABLING TO NEAREST DATA CLOSET OR AS INDICATED ON THE DRAWINGS.	18"

SECURITY

SYMBOL	DESCRIPTION
	DOOR SECURITY ROUGH-IN; REFER TO DOOR SECURITY ROUGH-IN DETAIL
C	CAMERA ROUGH-IN; PROVIDE (1) DATA DROP
C PTZ	PAN/TILT/ZOOM SURVEILLANCE CAMERA
AC	ACCESS CONTROL J-BOX
CK	COMBINATION CARD READER KEYPAD
CR	CARD READER
DA	DURESS ALARM
DC	DOOR CONTACT
EL	ELECTRIC LOCK
GB	GLASS BREAK SENSOR
IC	INTERCOM
IM	INTERCOM MASTER
KP	KEYPAD
LA	LOCAL ALARM
LD	LOCK DOWN
MD	MOTION DETECTOR
PB	PUSH BOTTON
PO	POWER DOOR OPERATOR
PS	POWER SUPPLY
R	INTEGRATION RELAY
RP	WIRELESS DURESS REPEATER
RX	REQUEST-TO-EXIT DEVICE
WR	WIRELESS DURESS RECEIVER
WS	WORK STATION

CIRCUITING

HOME RUN

INDICATES GROUND WIRE (HOOK ISOLATED GRD; DOT-SAFETY GRD.)

LP1 — PANELBOARD

#8 1,3,5 — CIRCUIT NUMBERS

ANY CIRCUIT WITHOUT DESIGNATION IS A TWO WIRE CIRCUIT. ANY GREATER NUMBER OF WIRES IS INDICATED BY CROSS MARKS. LONG CROSSMARK IS NEUTRAL(GROUNDED)

DENOTES WIRE SIZE OTHER THAN #12 AWG

FEEDER TAG

<100A3G> 100A 3 G

AMPERAGE

OF CONDUCTORS

G = GROUND REQUIRED

Branch Circuit Sizing (120V, 20A circuits)

Circuit Length(ft)	Wire Size*
0 - 75'	#12 AWG
76' - 150'	#10 AWG
151' - 240'	#8 AWG
241' - 380'	#6 AWG

Wire size applies to both the hot and neutral conductor. Provide an Equipment ground sized to comply with T250.122 of the NEC.

MEDICAL

SYMBOL	DESCRIPTION	HEIGHT
N	NURSE CALL - PATIENT (CB, SA, AND PILLOW SPEAKER)	
N D	NURSE CALL - DUTY STATION	
N CB	NURSE CALL - CODE BLUE	
N SA	NURSE CALL - STAFF ASSIST	
N DL	NURSE CALL - DOME LIGHT	
N T	NURSE CALL - TOILET PULL	

MISCELLANEOUS

SYMBOL	DESCRIPTION	HEIGHT
#	ELECTRICAL KEY NOTE SYMBOL NUMBER	
EF-1	MOTOR OR EQUIPMENT; SEE SCHEDULES	
# #	VIEW REFERENCE; REFER TO INDICATED SECTION OR DETAIL	
EC	ACTIVATION KIT IN FLOORBOX. PROVIDE 2" CONDUIT TO ACCESSIBLE CEILING SPACE FOR FUTURE A/V INSTALL BY OWNER.	
J	JUNCTION BOX	18"
	PANELBOARD MOUNT TOP OF PANEL AT 6.0' A.F.F.	
	ELECTRICAL SWITCHBOARD OR SPECIALTY EQUIPMENT; SEE LABELLING OR KEYED NOTE ON SHEET	
	SAFETY SWITCH	
	MOTOR STARTER	60"
	COMBINATION MOTOR STARTER/SAFETY SWITCH	60"
T	THERMOSTAT	46"
B	RELAY	60"
S	ELECTRICALLY OPERATED SOLENOID	
	GROUND	
	CONDUIT STUB	
	INDICATES DEVICES SHOWN UNDER COMMON COVERPLATE	

ELECTRICAL SYMBOL GENERAL NOTES

1. EQUIPMENT SHALL BE INSTALLED AT THE MOUNTING HEIGHTS INDICATED UNLESS SHOWN OTHERWISE ON THE ARCH. ELEVATIONS, NOTED ON THE DRAWINGS, OR IN THE SPECIFICATIONS.
2. ALL MOUNTING HEIGHTS ARE TO CENTER OF DEVICE FROM FINISHED FLOOR. MOUNTING HEIGHTS INDICATED ON WALL ELEVATIONS, TAKE PRECEDENCE OVER MOUNTING HEIGHTS LISTED ABOVE.
3. LETTERS ADJACENT TO SYMBOLS INDICATE UNIT TYPE - SEE SPECS.
4. DOTTED SYMBOLS INDICATE EXISTING DEVICES.
5. TICK MARKS CONNECTED TO SYMBOLS INDICATE WALL MOUNTED DEVICES.

ELECTRICAL SHEET INDEX

NUMBER	NAME
E000	ELECTRICAL TITLE SHEET
E001	ELECTRICAL SITE PLAN
E101	ELECTRICAL LIGHTING PLAN - BUILDING 1
E102	ELECTRICAL LIGHTING PLAN - BUILDING 2
E201	ELECTRICAL POWER & SYSTEMS PLAN - BUILDING 1
E202	ELECTRICAL POWER & SYSTEMS PLAN - BUILDING 2
E300	ELECTRICAL SCHEDULES & DETAILS
E400	ELECTRICAL SPECIFICATIONS

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8243 Demontreville Trail N
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Minneapolis, MN 55402

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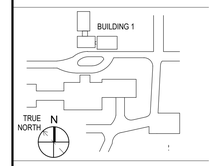
KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	
Design	KDB
Draw	RTA
Check	KDB

CONSTRUCTION DOCUMENTS

Project No. 023-10341-000
12/10/2021

ELECTRICAL TITLE SHEET

NOT UPDATED TO 10 BEDROOMS

E000

CONSTRUCTION DOCUMENTS

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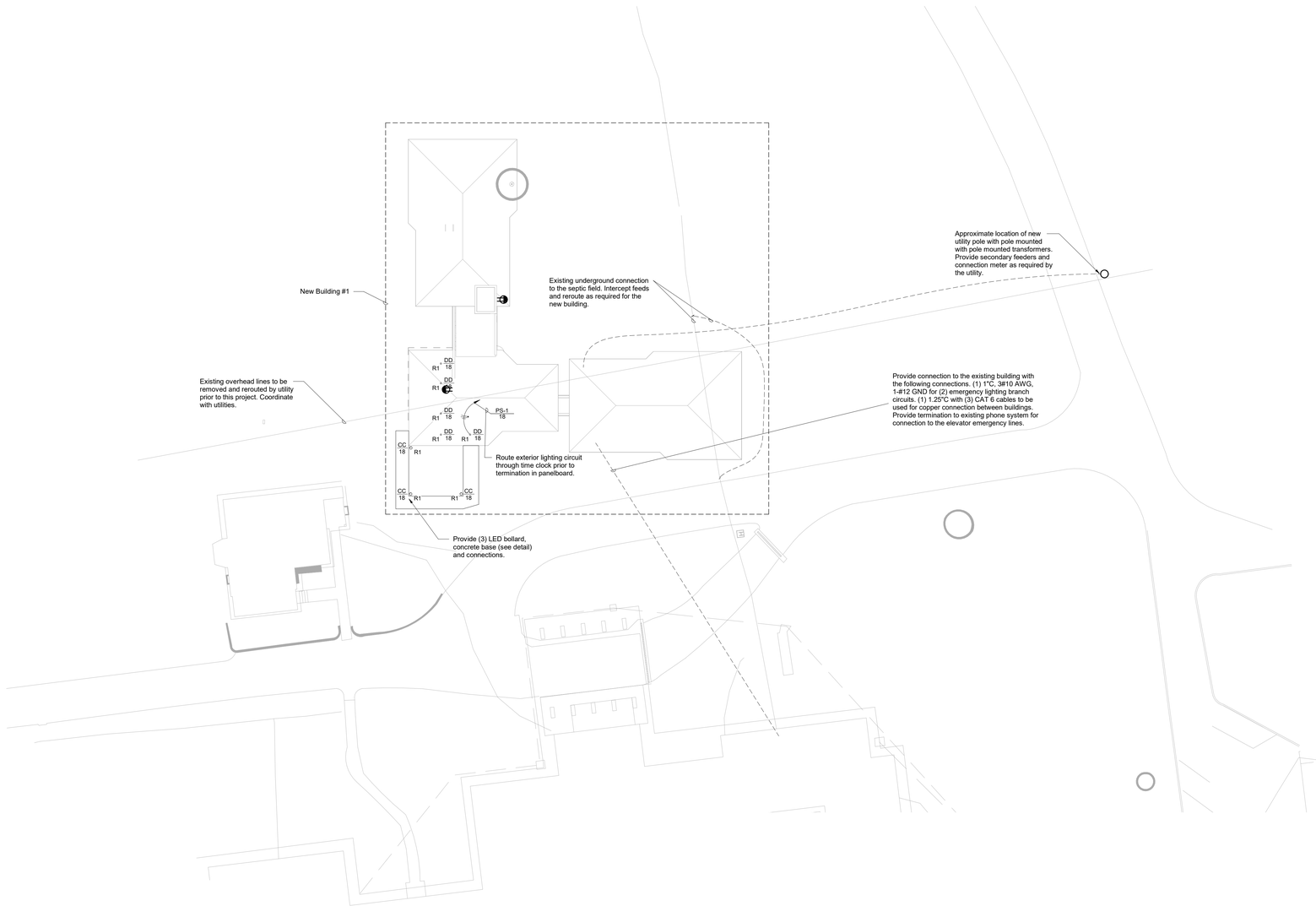

1 ELECTRICAL SITE PLAN
1" = 20'-0"

General Notes	
A	Refer to the Architectural and Civil plans for phasing and provide connection to the construction trailers as required by the specifications.
B	All pole mounted fixtures shall be provide with a concrete base, refer to the details for additional information.
C	Verify locations with civil plans.

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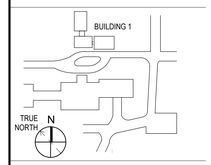
KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	
Design	KDB
Draw	RTA
Check	KDB

CONSTRUCTION DOCUMENTS

Project No. 023-10341-000
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NOT UPDATED TO 10 BEDROOMS

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CONSTRUCTION DOCUMENTS

2/12/23 11:07:10 AM

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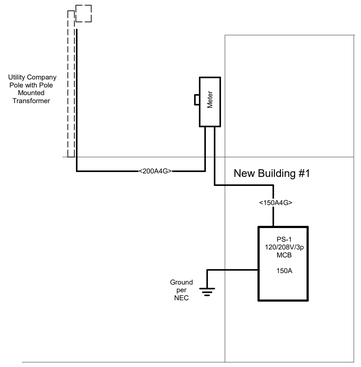
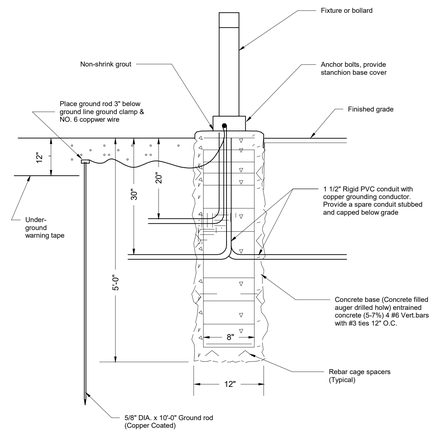
Light Fixture Schedule					
Type Mark	Description	Input Power	Lamp Type	Voltage	Manufacturer
C	Cove and Perimeter Lighting	10 VA	LED	MVOLT	PRUDENTIAL #MIC-LED3-SO-RX-SC-UNV-DM01
D1	Downlight, Recessed, Square	20 VA	LED	MVOLT	KAY LIGHTING #KB4SDF-16C3-30KS-50-BL-BL-UNV-D6E
D2	Downlight, Surface Mount	11 VA	LED	120 V	KICHLER #43780WHLED30
E1	Exit Light (verify all chevrons with egress plans prior to ordering)	2 VA	LED	MVOLT	LITHONIA #LRP-BZ-1-RC-EL-N
E2	Exit Light (verify all chevrons with egress plans prior to ordering)	2 VA	LED	MVOLT	LITHONIA #LRP-AU-1-RC-EL-N
F1	Sconce	100 VA	(1) E26	120 V	MINKA LAVERY #26513
F2	Vanity Light	20 VA	LED	120 V	KICHLER #45922NIL18
H50	4ft Strip Light	45 VA	LED	MVOLT	LITHONIA #ZL1D-L48-5000LM-FST-MVOLT-30K-80CRI-WH
P	Pendant	11 VA	LED	MVOLT	LITHONIA #LDN4CYL-30/10-LO4BR-MVOLT-GZ1-PM-DBL
S1	Semi-flush Drum	120 VA	(3) E12	120 V	REGENCY HILL #OH090614-S3-18" BZ/FABRIC SHD
S2	16" Surface Mount	180 VA	(3) E26	120 V	HATHAWAY #8G456
W	4ft Stairwell Wraparound, Integrated Occ. Sensor	40 VA	LED	MVOLT	LITHONIA #BLWP4-48L-ADP-MVOLT-EZ1-LP830-MSD7ADCX
AA	Dual Head Floodlight, Motion Sensor Kit	42 VA	LED	120 V	HUBBELL #ML-2L3K-1-DB
CC	Bollard	28 VA	LED	120 V	LITHONIA #DSXB-LED-16C-530-30K-SYM-120-DBLBXD
DD	Downlight, Exterior	20 VA	LED	MVOLT	GOTHAM #EVO6SH-30/20-DFF-SOL-MVOLT-EZ10-NLT



Riser Notes

1. New Building #1 will receive a new electrical service Coordinate with the utility company for service location and provide all required connections.

1 Electrical Riser Diagram
NTS



2 Flush Exterior Base Detail
NTS

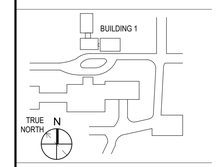
Demontreville Jesuit Retreat
8243 Demontreville Trail N
Lake Elmo, MN 55042

LEO A DALY

730 Second Avenue South, Suite 1300
Minneapolis, MN 55402

Paulson & Clark Engineering
Structural | Mechanical | Electrical | Security

KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	
Design	KDB
Draw	RTA
Check	KDB

CONSTRUCTION DOCUMENTS

Project No. 023-10341-000
12/10/2021

ELECTRICAL SCHEDULES & DETAILS

NOT UPDATED TO 10 BEDROOMS

E300

CONSTRUCTION DOCUMENTS

2/12/13 11:07:29 AM

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CODE ANALYSIS LEGEND

Symbol	Meaning
Green dash-dot line	1 HOUR FIRE PARTITION PER IBC SECTION 708.
Red dash-dot-dot line	2 HOUR FIRE BARRIER PER IBC SECTION 706.
Orange dashed line	SMOKE RESISTIVE CONSTRUCTION
Blue dotted line	SMOKE BARRIER (≥1/2 HOUR)
Cyan long-short dash line	HORIZONTAL EXIT (≥2 HOURS)
Magenta solid line	BUILDING SEPARATION (≥2 HOURS)
AREA NAME 150 SF / 00 00 OCC.	ROOM (NET) AND AREA (GROSS) TAGS INDICATING SQUARE FOOTAGE / OCCUPANCY LOAD FACTOR, AND RESULTING OCCUPANCY BELOW
0 (circled)	INDICATES NUMBER OF OCCUPANTS EXITING ON EGRESS PATH
PATH A	EGRESS PATH WITH NAME, SEGMENT LENGTH, AND DIRECTION INDICATED
0 EXIT A (arrow)	EXIT INDICATOR WITH NAME OF EXIT AND TOTAL OCCUPANTS EXITING INDICATED
R-1 OCCUPANCY (boxed)	IBC OCCUPANCY GROUP

LIFE SAFETY ANALYSIS

PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF TWO NEW RETREAT HOUSES, BUILDING 1 CONTAINING 10 ROOMS WITH ADJACENT TOILET ROOMS .

TOTAL AREA BUILDING 1 (INSIDE FACE OF EXTERIOR WALLS: LEVEL 1: 4821 BASEMENT:4675

BUILDING FOOTPRINT AREA: 5555 GSF

APPLICABLE CODES:
- 2020 MINNESOTA BUILDING CODE
- 2020 MINNESOTA ENERGY CODE
- 2020 MINNESOTA ACCESSIBILITY CODE
- 2020 MINNESOTA MECHANICAL AND FUEL GAS CODE
- 2015 MINNESOTA PLUMBING CODE
- 2020 MINNESOTA CONSERVATION CODE FOR EXISTING BUILDINGS
- 2020 MINNESOTA FIRE CODE

CONSERVATION CODE CHAPTER 5: CLASSIFICATION OF WORK

CLASSIFICATION OF WORK (SECTION 504):

1. ONE NEW RETREAT HOUSE, TOTAL OF 10 ROOMS WITH 10 TOILET ROOMS.

CONSERVATION CODE CHAPTER 10: CHANGE OF OCCUPANCY

CHAPTER 3: USE & OCCUPANCY CLASSIFICATION

OCCUPANCY CLASSIFICATION (SECTION 302.1): R-1

CHAPTER 6: TYPES OF CONSTRUCTION

CONSTRUCTION TYPE: V-A
FULLY SPRINKLERED: YES

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601):

PRIMARY STRUCTURAL FRAME	1 HR
BEARING WALLS - EXTERIOR	1 HR
BEARING WALLS - INTERIOR	1 HR
NONBEARING INTERIOR WALLS AND PARTITIONS	0 HR
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	1 HR
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	1 HR

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES

717 - DUCT AND AIR TRANSFER OPENINGS
1HR FIRE BARRIERS > 1.5HR FIRE DAMPERS

CHAPTER 8: INTERIOR WALL AND CEILING FINISHES (TABLE 803.13)

OCCUPANCY GROUP	EXIT STAIRWAYS, INTERIOR EXIT RAMPS, EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS	ROOMS AND ENCLOSED SPACES
R-1	Class B	Class C	Class C

CHAPTER 9: FIRE PROTECTION SPECIALTIES

SPRINKLERED BUILDING WITH SMOKE DETECTORS IN EACH ROOM.

CHAPTER 10: MEANS OF EGRESS

* Refer to Life Safety Plan shown at left for areas identified by function.

EGRESS PATH SCHEDULE

PATH NAME	TRAVEL DISTANCE	MAXIMUM ALLOWABLE
CP-01	66'-5 31/32"	75'-0"
CP-02	68'-11 139/256"	
DE-01	13'-0"	20'-0"
DE-02	12'-6"	20'-0"
DE-03	20'-0"	20'-0"
DE-04	8'-1"	20'-0"
TD-01	67'-1 111/256"	75'-0"
TD-02	71'-6 125/256"	75'-0"
TD-04	77'-10 65/256"	75'-0"
TD-05	99'-9 85/128"	100'-0"
TD-06	87'-6 25/32"	100'-0"
TD-08	55'-9 121/256"	75'-0"

COMMON PATH OF TRAVEL (SECTION 1006.2.1):
- R-1 OCCUPANCIES = LENGTH OF COMMON PATH SHALL NOT EXCEED 75 FEET IN A NON-SPRINKLERED BUILDING
- S OCCUPANCIES = LENGTH OF COMMON PATH SHALL NOT EXCEED 100 FEET IN A NON-SPRINKLERED BUILDING.

TOTAL TRAVEL DISTANCE (TABLE 1017.2)
- R-1 OCCUPANCIES = LENGTH OF TOTAL TRAVEL DISTANCE SHALL NOT EXCEED 200 FEET IN A NON-SPRINKLERED BUILDING

DEAD END CORRIDORS (SECTION 1020.4):
- R-1, S OCCUPANCIES = LENGTH OF CORRIDOR NOT TO EXCEED 20 FEET.

CHAPTER 29: PLUMBING

FIXTURE REQUIRED BY TABLE 2902.1:

FOR X FLOOR (TOTAL)

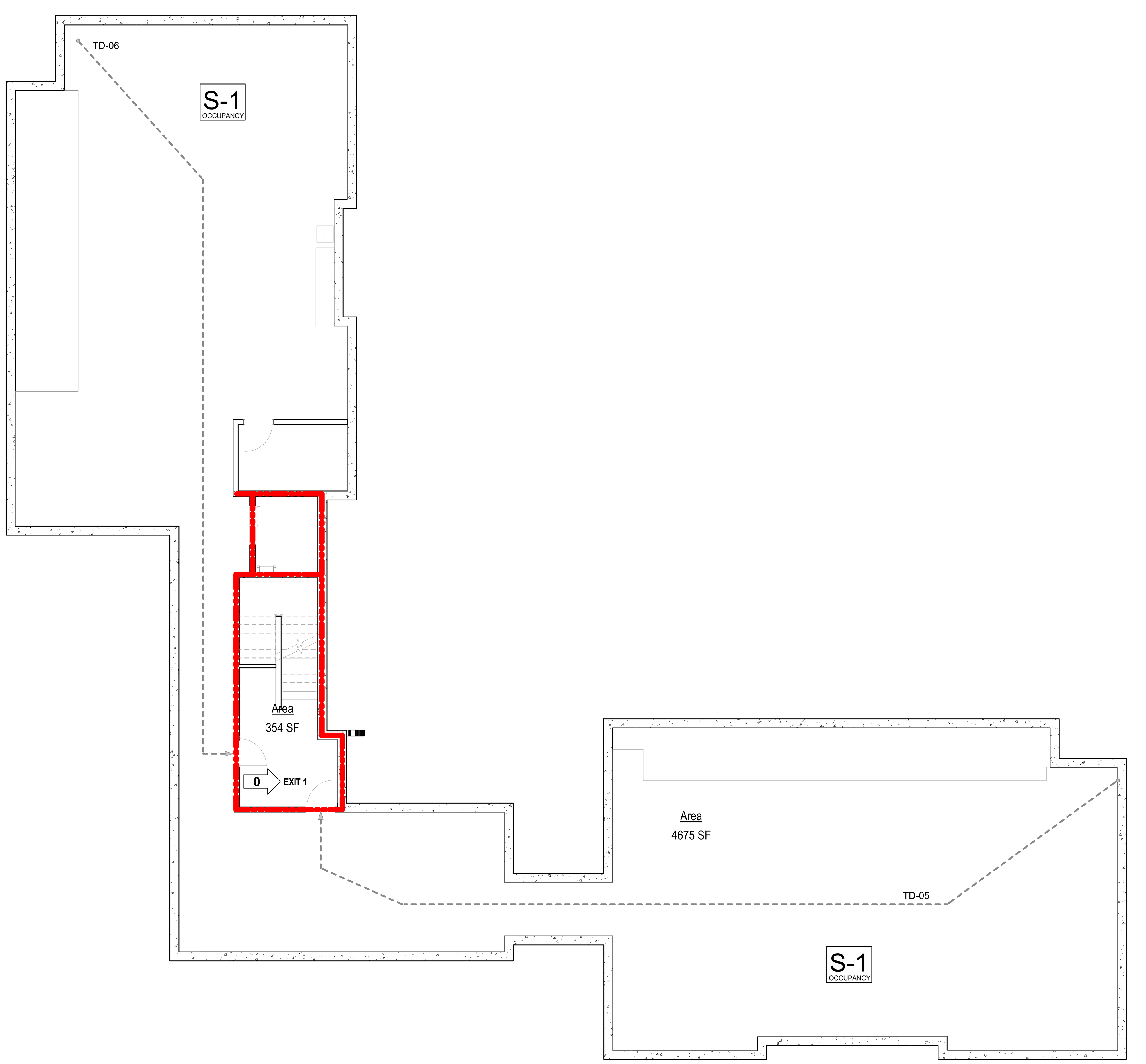
SF / # SF/PERSON = # OCCUPANTS

WATER CLOSETS - 1 PER SLEEPING UNIT REQUIRED

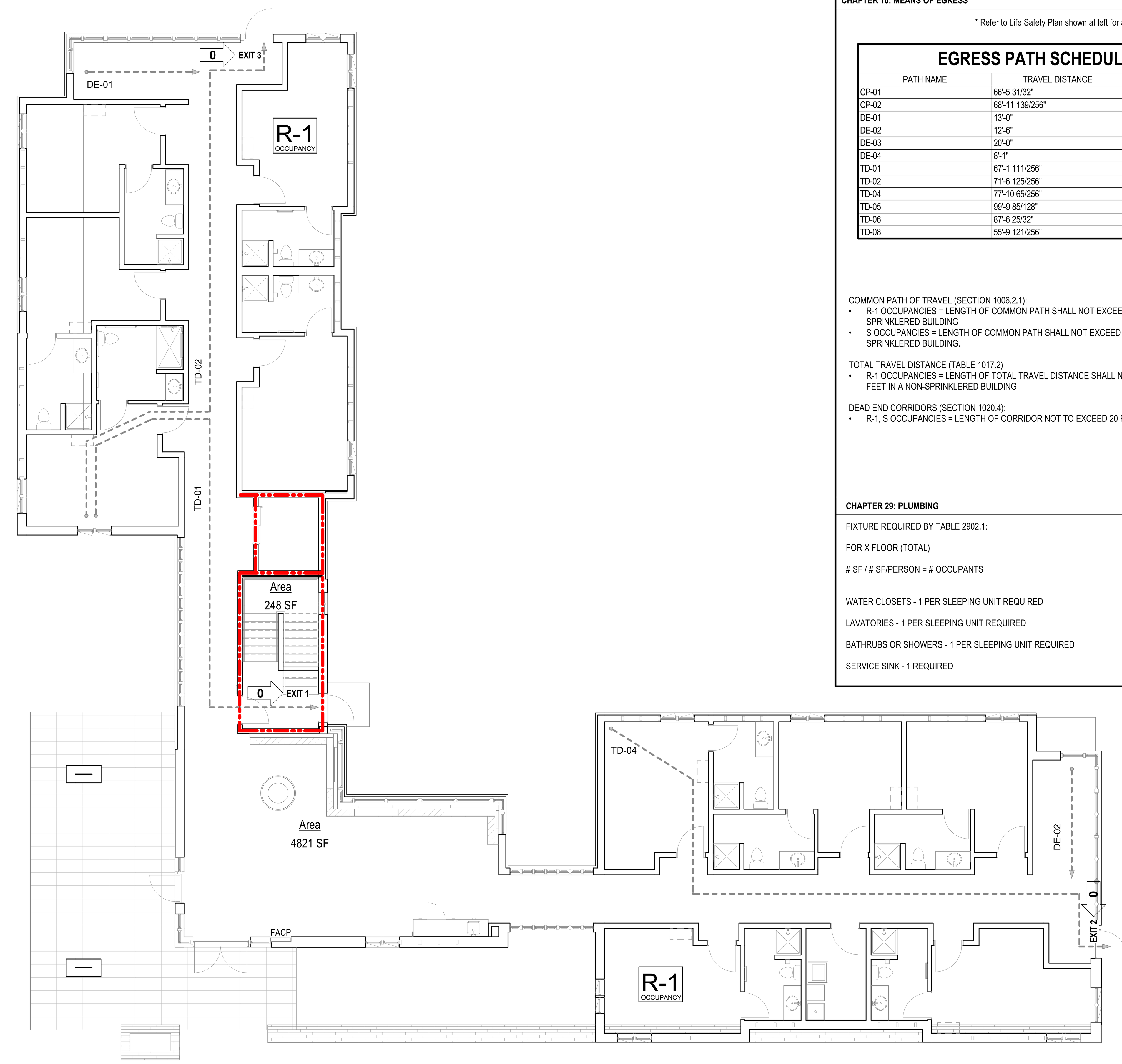
LAVATORIES - 1 PER SLEEPING UNIT REQUIRED

BATHRUBS OR SHOWERS - 1 PER SLEEPING UNIT REQUIRED

SERVICE SINK - 1 REQUIRED



A1 **BUILDING 1 - LOWER LEVEL**
SCALE: 1/8" = 1'-0"



A4 **BUILDING 1 - LEVEL 1**
SCALE: 1/8" = 1'-0"

Demontreville Jesuit Retreat
8243 Demontreville Trail N
Lake Elmo, MN 55042

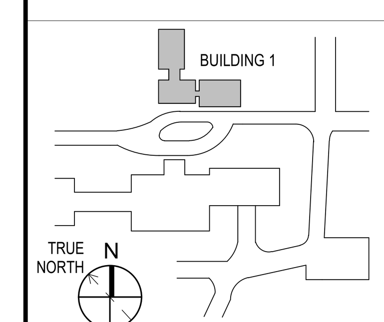
Demontreville Jesuit Retreat
8243 Demontreville Trail N, Lake Elmo, MN 55042

LEO A DALY
730 Second Avenue South, Suite 1300
Minneapolis, MN 55402

Paulson & Clark Engineering
Structural | Mechanical | Electrical | Security

LOUCKS

KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	MRN
Design	JTB
Draw	SLW
Check	MRN / JTB

STAMP

BUILDING 1 - DESIGN

Project No. 023-10341-000
10/07/2022

LIFE SAFETY PLANS - BUILDING 1

GI101

BUILDING 1 - DESIGN

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MAIN BUILDING - EAST ELEVATION
INTENT IS TO MATCH EXTERIOR
STONE AND WOOD SIDING &
SHAKES

MAIN BUILDING ENTRY DRIVE
VIEW TO THE NORTH
NEW BUILDING LOCATED AT THE
RIGHT OF THIS IMAGE

Wood shake shingles to match Main Building (not shown)
Tile at exterior wall at entry
Window mullions
Wood siding
Exterior stone masonry
Exterior stone masonry

Lake Elmo Fire Department

Memorandum

To: Ben Hetzel, City Planner
From: Dustin Kalis, Fire Chief
Date: 10/31/22
Re: Conditional Use Permit for 8243 Demontreville Trail N, Jesuit Retreat House

---

The Lake Elmo Fire Department has completed a Conditional Use Permit review for 8243 Demontreville Trail N, Jesuit Retreat House based on submittals dated 10/14/22 with the following comments:

1) All roads and drive lanes shall meet the Lake Elmo Fire Department requirements for widths and turning radiuses.

2) An approved signage and marking plan shall be determined for all No Parking and Fire Lane access roads.

3) Fire hydrants shall be provided in approved location(s) following review by Engineering and Public Works.

4) Building address numbers and building name shall be plainly visible from the street fronting the property and shall be a contrasting color from the background. Size and placement of address numbers shall be approved by the fire and planning departments.

5) A Fire Department lock box is required for emergency access to building at an approved location. Provide keys for emergency access into and throughout the occupancy as required.

6) The fire sprinkler system shall be installed compliant with provisions of 2016 NFPA Standard 13, Installation of Sprinkler Systems. City permit required prior to initiation of work.

7) Fire Department sprinkler connection locations to be approved prior to installation.

8) The fire alarm system shall be installed compliant with provisions of 2016 NFPA Standard 72, National Fire Alarm Code. City permit required prior to initiation of work.

9) The sprinkler system shall be properly monitored by a qualified monitoring company.

10) Install emergency egress illumination in the means of egress including exit discharge compliant with 2020 MSFC.

11) Install compliant exit signage as required by the 2020 MSFC.

12) Provide and install dry chemical fire extinguishers certified for service and tagged as required. Service classification rating shall be a minimum 2A classification rating and maximum travel distance of 75 feet to extinguishers. The minimum classification rating may be upgraded for special or extra hazard areas within the occupancy.

13) Rooms containing controls for air-conditioning systems, roof access, elevator equipment, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location, shall be constructed of durable materials, permanently installed and readily visible.

Codes and Standards Used for this Review

This review is based on the following codes and standards as adopted and in effect in the State of Minnesota at the time of plan submittal.

- 2020 Minnesota State Fire Code
- Lake Elmo Fire Department Fire Code Policy
- NFPA 72, 2016 edition
- NFPA 13, 2016 edition

Stantec

Memo

File: 227705502

To: Molly Just, City of Lake Elmo Planning Director

From: Sarah Harding, Landscape Architect
Mark Flicker, Landscape Architect

Subject: City of Lake Elmo Landscape Plan Review
Demontreville Jesuit Retreat House
Conditional Use Permit Plan Review

Date: October 31, 2022

Submittals

- Application Submission Packet, dated October 7, 2022, received on October 17, 2022.

Location: South of Highway 36, east of Lake DeMontreville

Current Land Use Category: Public Facilities (PF)

Future Land Use Category: Institutional (INST)

Adjacent and Surrounding Land Use: Public Facilities (PF) to the north, south, and east of site. Water Body (Lake DeMontreville) to the west of site.

Special landscape provisions in addition to the zoning code: None.

Tree Preservation: 105.12.470

- Applicant has demonstrated mitigation is not needed as the overall site is wooded beyond those surveyed and inventoried on the plan, and thus does not exceed the 30% removal and replacement threshold.
- A tree preservation plan has been submitted however, does not meet all requirements.
  - Requirements of 105.12.470 (c)(3)k - City standard tree protection detail is not included on the plan.
  - The canopy of tree ID numbers 7 and 21 are shown within the construction / grading limits. Indicate the tree critical root zone and update tree protection fence limits and tree removal if needed. See definition of critical root zone (CRZ) 105.12.470 (b).

Landscape Requirements: 105.12.480

- A landscape plan has been submitted but does not meet all requirements.
  - Requirements of 105.12.480 (b), tree variety shall consist of a minimum 25 percent deciduous shade trees and a minimum 25 percent coniferous trees of the overall required number of trees. The submitted landscape plan consists of 100 percent ornamental trees. Ornamental trees shall not exceed 15 percent of the required amount.
  - Requirements of 105.12.480 (b), Table 6-1: Minimum Size Standards for Landscape Materials. Deciduous ornamental trees shall be a minimum of 2-inches caliper. Submitted plans show ornamental trees as 1.5-inch caliper.
  - Trees shall be planted ten feet away from all utilities including water and sewer stubs.
  - Per notes on sheet L3-1, irrigation notes conflict with irrigation/watering notes. Confirm source of water to be provided during the landscape warranty period.

- The landscape plan does not meet the minimum required number of trees as the plan specified ornamental tree caliper does not meet requirements of 105.12.480 (b).

	Code Required	Proposed Trees	
Development or Disturbed Area	0.14		Acres
*5 = Required Development Trees	1	0	Trees
Required Mitigation Trees	0		
Required Number of Trees	**1**	**0**	
Total Trees Provided		**0**	

<u>Shoreland Overlay District:</u> 105.12.1260

- The proposed area of disturbance is outside of the shoreland impact zone.

<u>Recommendation:</u>

- It is recommended that the tree preservation and landscape plans be resubmitted with the required inclusions and modifications mentioned above.

Stantec Consulting Services Inc.

Sarah Harding, PLA (MN)
City of Lake Elmo Municipal Landscape Architect
P: (952) 334-4838
E: sarah.harding@stantec.com

Ben Hetzel

From: Jack Griffin <Jack.Griffin@focusengineeringinc.com>
Sent: Friday, October 21, 2022 10:28 AM
To: Ben Hetzel
Cc: Molly Just; Chad Isakson
Subject: Jesuit Retreat House CUP (8243 DeMOntreville Trail)

Follow Up Flag: Follow up
Flag Status: Completed

Caution: This email originated outside our organization; please use caution.

Ben,
Engineering does not have any formal comments for this request. However, engineering suggests that the city consider the potential impacts to the facility's private wastewater drain field system.

The facility is served by a private sanitary sewer drainfield system that is either permitted through Washington County or the MPCA (dependent upon capacity). The application makes a simple statement that "No new drain field is needed for this project". The application also states that additional bathroom and shower facilities will be constructed for the same number of guest rooms.

Although the average wastewater use may not be expanded due to no increase in guest capacity, the number of bathrooms and shower facilities may result in an increased peak flow which is often the design parameter for drainfields. It is therefore recommended that the city obtain from the applicant written documentation from the drainafield permitting authority that no expansion is necessary.

Thanks ~Jack

John (Jack) W. Griffin, P.E.
Principal / Sr. Municipal Engineer

FOCUS ENGINEERING, INC.
651.300.4264
jack.griffin@focusengineeringinc.com